

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

G4/314 Pascoe Vale Road Essendon VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$634,500

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

109/87-89 Raleigh Street Essendon VIC 3040	\$510,000	23-Sep-21
116/1050 Mt Alexander Road Essendon VIC 3040	\$500,000	12-Nov-21
201/40 Collins Street Essendon VIC 3040	\$535,000	03-Jun-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 November 2021



**109/87-89 Raleigh Street Essendon VIC 3040** Sold Price **\$510,000** Sold Date **23-Sep-21**

 2  2  1

Distance **1.08km**



**116/1050 Mt Alexander Road Essendon VIC 3040** Sold Price <sup>RS</sup> **\$500,000** Sold Date **12-Nov-21**

 2  2  1

Distance **1.12km**



**201/40 Collins Street Essendon VIC 3040** Sold Price **\$535,000** Sold Date **03-Jun-21**

 2  2  1

Distance **1.61km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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