

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 115/314 Pascoe Vale Road, Essendon, VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$309,000

Median sale price

Median price \$602,500 Property Type House Suburb Essendon (3040)

Period - From 30/09/2020 to 29/09/2021 Source REIV

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
102/314 PASCOE VALE ROAD, ESSENDON VIC 3040	\$350,000	10/07/2021
2/31 RALEIGH STREET, ESSENDON VIC 3040	\$350,000	15/06/2021
9/246 BUCKLEY STREET, ESSENDON VIC 3040	\$350,000	16/07/2021

This Statement of Information was prepared on: 08/02/2022