

## UNIT Offered for Sale

12/242 Pascoe Vale Road Essendon VIC 3040

 1  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$305,000 & \$335,000

## Median Sale Price

\$482,500 Units in Essendon between May 2017 - Apr 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**15/56 Nicholson Street Essendon VIC 3040**

 1  1  1

Sold Price

**\$354,500**

Sold Date

**20-Dec-17**

Distance

**0.38km**



**3/80 Napier Crescent Essendon VIC 3040**

 1  1  1

Sold Price

**\$300,000**

Sold Date

**28-Apr-18**

Distance

**0.48km**



**10/44 Fletcher Street Essendon VIC 3040**

 1  1  1

Sold Price

**\$315,000**

Sold Date

**21-Apr-18**

Distance

**0.52km**

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