

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

6/324 Pascoe Vale Road Essendon VIC 3040

Indicative selling price

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

Single Price

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,500

Property type

Unit

Suburb

Essendon

Period-from

01 May 2020

to

30 Apr 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

103/11 Glass Street Essendon VIC 3040	\$535,000	15-Feb-21
107/324 Pascoe Vale Road Essendon VIC 3040	\$525,000	16-Feb-21
106/324 Pascoe Vale Road Essendon VIC 3040	\$521,000	11-Feb-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: 03 May 2021


103/11 Glass Street Essendon VIC 3040
 3  2  1

Sold Price

\$535,000

Sold Date

15-Feb-21

Distance

0.62km

107/324 Pascoe Vale Road Essendon VIC 3040
 2  2  1

Sold Price

\$525,000

Sold Date

16-Feb-21

Distance

-

106/324 Pascoe Vale Road Essendon VIC 3040
 2  1  1

Sold Price

^{RS} **\$521,000**

Sold Date

11-Feb-21

Distance

-
RS = Recent sale

UN = Undisclosed Sale

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