

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

6/243 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

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2022

to

28 Feb 2023

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

5/1 QUEEN STREET ESSENDON VIC 3040	\$695,000	17-Nov-22
6/80 RICHARDSON STREET ESSENDON VIC 3040	\$682,000	08-Mar-23
6/1 QUEEN STREET ESSENDON VIC 3040	\$680,000	20-Jan-23

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: 16 March 2023



5/1 QUEEN STREET ESSENDON VIC 3040 Sold Price **\$695,000** Sold Date **17-Nov-22**

 2  2  1

Distance **1.6km**



6/80 RICHARDSON STREET ESSENDON VIC 3040 Sold Price ^{RS} **\$682,000** Sold Date **08-Mar-23**

 3  3  1

Distance **1.39km**



6/1 QUEEN STREET ESSENDON VIC 3040 Sold Price ^{RS} **\$680,000** Sold Date **20-Jan-23**

 2  2  1

Distance **1.6km**

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

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