

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

4/250 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 Apr 2022

to

31 Mar 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

6/6 WINIFRED STREET ESSENDON VIC 3040	\$632,000	18-Nov-22
7/82 RICHARDSON STREET ESSENDON VIC 3040	\$638,888	03-Mar-23
4/26 WINIFRED STREET ESSENDON VIC 3040	\$635,000	11-Dec-22

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: 21 April 2023

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**6/6 WINIFRED STREET ESSENDON
VIC 3040** 2  2  1

Sold Price

\$632,000

Sold Date

18-Nov-22

Distance

1.38km**7/82 RICHARDSON STREET
ESSENDON VIC 3040** 2  2  1

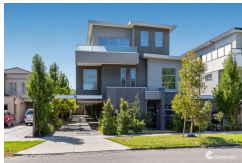
Sold Price

\$638,888

Sold Date

03-Mar-23

Distance

1.42km**4/26 WINIFRED STREET
ESSENDON VIC 3040** 2  2  1

Sold Price

\$635,000

Sold Date

11-Dec-22

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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