

## 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

7/312 PASCOE VALE ROAD ESSENDON VIC 3040

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2022

to

31 Oct 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

3/234 PASCOE VALE ROAD ESSENDON VIC 3040	\$710,000	12-May-23
11/6 WINIFRED STREET ESSENDON VIC 3040	\$790,000	13-Oct-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: 28 November 2023

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**3/234 PASCOE VALE ROAD  
ESSENDON VIC 3040**

2 2 2

Sold Price **\$710,000** Sold Date **12-May-23**

Distance **0.61km**



**11/6 WINIFRED STREET ESSENDON  
VIC 3040**

2 2 1

Sold Price **\$790,000** Sold Date **13-Oct-23**

Distance **1.25km**

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

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