

## 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

211/314 PASCOE VALE ROAD ESSENDON VIC 3040

### Indicative selling price

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

Single Price

or range  
between

\$310,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2024

to

31 Jan 2025

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

302/316 PASCOE VALE ROAD ESSENDON VIC 3040	\$317,000	08-Nov-24
8/297 PASCOE VALE ROAD ESSENDON VIC 3040	\$335,000	17-Dec-24
109/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$350,000	03-Dec-24

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 February 2025



**302/316 PASCOE VALE ROAD  
 ESSENDON VIC 3040**

 1  1  1

Sold Price <sup>RS</sup> **\$317,000** Sold Date **08-Nov-24**

Distance **0.05km**



**8/297 PASCOE VALE ROAD  
 ESSENDON VIC 3040**

 1  1  1

Sold Price <sup>RS</sup> **\$335,000** Sold Date **17-Dec-24**

Distance **0.09km**



**109/1005 MT ALEXANDER ROAD  
 ESSENDON VIC 3040**

 1  1  -

Sold Price **\$350,000** Sold Date **03-Dec-24**

Distance **1.27km**

RS = Recent sale      UN = Undisclosed Sale

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