

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

2/234 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Essendon

Period-from

01 May 2021

to

30 Apr 2022

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

3/9 HOPETOUN AVENUE BRUNSWICK WEST VIC 3055	\$620,000	08-Apr-22
2/17 BALLATER STREET ESSENDON VIC 3040	\$680,000	19-Feb-22
3/9 BALMORAL STREET ESSENDON VIC 3040	\$695,000	18-Feb-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: 03 May 2022

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**3/9 HOPETOUN AVENUE
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price ^{RS} **\$620,000** ^{UN} Sold Date **08-Apr-22**

Distance **0.81km**



**2/17 BALLATER STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price **\$680,000** Sold Date **19-Feb-22**

Distance **-**



**3/9 BALMORAL STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price **\$695,000** Sold Date **18-Feb-22**

Distance **-**

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

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