

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	304/314 PASCOE VALE ROAD., Essendon, VIC 3040
Including suburb and postcode	

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range	\$575,000	&	\$600,000
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Median sale price

Median price	\$528,500	Property Type	House	Suburb	Essendon (3040)
Period - From	16/02/2023	to	20/07/2023	Source	REIV

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
411/314 PASCOE VALE ROAD, ESSENDON VIC 3040	\$555,000	18/03/2023
112/324 PASCOE VALE ROAD, ESSENDON VIC 3040	\$525,000	05/02/2023
119/314 PASCOE VALE ROAD, ESSENDON VIC 3040	\$500,000	03/03/2023

This Statement of Information was prepared on: 20/07/2023