

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

11/297 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

\$345,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2023

to

30 Sep 2024

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

8/60 BREWSTER STREET ESSENDON VIC 3040	\$375,250	24-Sep-24
409/19 RUSSELL STREET ESSENDON VIC 3040	\$368,000	28-Jun-24
3/91 LINCOLN ROAD ESSENDON VIC 3040	\$380,000	14-Sep-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: 30 October 2024



**8/60 BREWSTER STREET
ESSENDON VIC 3040**

1 1 -

Sold Price

^{RS}

\$375,250

Sold Date **24-Sep-24**

Distance **0.87km**



**409/19 RUSSELL STREET
ESSENDON VIC 3040**

1 1 1

Sold Price

\$368,000

Sold Date **28-Jun-24**

Distance **1.34km**



**3/91 LINCOLN ROAD ESSENDON
VIC 3040**

1 1 1

Sold Price

\$380,000

Sold Date **14-Sep-24**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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