

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

LG02/314 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

\$365,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,521

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2023

to

31 Jan 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

206/314 PASCOE VALE ROAD ESSENDON VIC 3040	\$366,000	06-Oct-23
3/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$392,000	08-Sep-23
1050A MT ALEXANDER ROAD ESSENDON VIC 3040	\$392,000	15-Sep-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: 07 February 2024



**206/314 PASCOE VALE ROAD
 ESSENDON VIC 3040**

 1  1  1

Sold Price **\$366,000** Sold Date **06-Oct-23**

Distance **0.02km**



**3/1050 MT ALEXANDER ROAD
 ESSENDON VIC 3040**

 1  1  1

Sold Price **\$392,000** Sold Date **08-Sep-23**

Distance **1.13km**



**1050A MT ALEXANDER ROAD
 ESSENDON VIC 3040**

 1  1  1

Sold Price ^{RS} **\$392,000** ^{UN} Sold Date **15-Sep-23**

Distance **1.11km**

RS = Recent sale UN = Undisclosed Sale

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