

## 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

110/316 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

\$295,000

&

\$320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2024

to

28 Feb 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

15/25 DAISY STREET ESSENDON VIC 3040	\$300,000	01-Feb-25
9/51 BUCKLEY STREET MOONEE PONDS VIC 3039	\$311,000	01-Mar-25
15/8 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$300,000	08-Feb-25

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: 06 March 2025

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**15/25 DAISY STREET ESSENDON  
VIC 3040**

 1  1  1

Sold Price

<sup>RS</sup> **\$300,000**

Sold Date

**01-Feb-25**

Distance

**1.64km**



**9/51 BUCKLEY STREET MOONEE  
PONDS VIC 3039**

 1  1  1

Sold Price

<sup>RS</sup> **\$311,000**

Sold Date

**01-Mar-25**

Distance

**1.35km**



**15/8 OLIVE YORK WAY  
BRUNSWICK WEST VIC 3055**

 1  1  1

Sold Price

<sup>RS</sup> **\$300,000**

Sold Date

**08-Feb-25**

Distance

**1.87km**

RS = Recent sale

UN = Undisclosed Sale

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