

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

283 Pascoe Vale Road, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000

&

\$1,375,000

Median sale price

Median price \$1,825,000

Property Type House

Suburb Essendon

Period - From 01/10/2022

to

31/12/2022

Source REIV

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 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
1	15 Thomson St ESSENDON 3040	\$1,371,000	04/03/2023
2	2 Black St ESSENDON 3040	\$1,340,000	12/10/2022
3	4 Spencer St ESSENDON 3040		05/11/2022

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 six months.~~

This Statement of Information was prepared on:

21/03/2023 15:40



 3  2  1

Rooms: 6

Property Type: House (Res)

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



15 Thomson St ESSENDON 3040 (REI)

Agent Comments

 3  1  2

Price: \$1,371,000

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)

Land Size: 601 sqm approx



2 Black St ESSENDON 3040 (REI)

Agent Comments

 3  1  -

Price: \$1,340,000

Method: Private Sale

Date: 12/10/2022

Property Type: House

Land Size: 344 sqm approx

4 Spencer St ESSENDON 3040 (REI)

Agent Comments

 3  1  2

Price:

Method: Auction Sale

Date: 05/11/2022

Property Type: House (Res)

Land Size: 513 sqm approx