

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

2/312 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

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2023

to

31 Oct 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

| | | |
|--|-------------|-----------|
| 1/12 MORTON STREET ESSENDON VIC 3040 | \$1,020,000 | 09-Jan-24 |
| 12/19 LANGTREE AVENUE PASCOE VALE SOUTH VIC 3044 | \$1,019,200 | 25-Sep-24 |
| 10/6 FAWKNER ROAD PASCOE VALE VIC 3044 | \$1,010,000 | 26-Aug-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: 11 November 2024

Damian Slodyczka

P 0466233706

M 0466233706

E damian.slodyczka@brunswick.rh.com.au



**1/12 MORTON STREET ESSENDON
VIC 3040**

3 3 2

Sold Price

\$1,020,000

Sold Date

09-Jan-24

Distance

0.46km



**12/19 LANGTREE AVENUE PASCOE
VALE SOUTH VIC 3044**

4 3 2

Sold Price

^{RS} **\$1,019,200** ^{UN}

Sold Date

25-Sep-24

Distance

0.9km



**10/6 FAWKNER ROAD PASCOE
VALE VIC 3044**

4 3 2

Sold Price

^{RS} **\$1,010,000**

Sold Date

26-Aug-24

Distance

2.24km

RS = Recent sale

UN = Undisclosed Sale

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