

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

7/191 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

\$315,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2022

to

31 Oct 2023

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

7/5 PARK STREET MOONEE PONDS VIC 3039	\$340,000	02-Oct-23
409/316 PASCOE VALE ROAD ESSENDON VIC 3040	\$330,000	22-Jun-23
5/7 YORK STREET MOONEE PONDS VIC 3039	\$355,000	27-Oct-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: 13 November 2023



**7/5 PARK STREET MOONEE
PONDS VIC 3039**

 1  1  1

Sold Price **\$340,000** Sold Date **02-Oct-23**

Distance **0.68km**



**409/316 PASCOE VALE ROAD
ESSENDON VIC 3040**

 1  1  1

Sold Price **\$330,000** Sold Date **22-Jun-23**

Distance **1.26km**



**5/7 YORK STREET MOONEE
PONDS VIC 3039**

 1  1  1

Sold Price ^{RS} **\$355,000** Sold Date **27-Oct-23**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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