

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 305.316 Pascoe Vale Road, Essendon Vic 3040

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$390,000

&

\$429,000

Median sale price

Median price \$515,000

House

Unit

X

Suburb

Essendon

Period - From 01/01/2018

to

31/03/2018

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	9/17 Bulla Rd ESSENDON NORTH 3041	\$422,000	14/11/2017
2	205/55 Collins St ESSENDON 3040	\$420,000	08/12/2017
3	216/76-78 Keilor Rd ESSENDON NORTH 3041	\$410,000	04/04/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$390,000 - \$429,000
Median Unit Price
March quarter 2018: \$515,000

Comparable Properties



9/17 Bulla Rd ESSENDON NORTH 3041 (REI) Agent Comments



Price: \$422,000
Method: Sold Before Auction
Date: 14/11/2017
Rooms: -
Property Type: Unit



205/55 Collins St ESSENDON 3040 (REI) Agent Comments



Price: \$420,000
Method: Private Sale
Date: 08/12/2017
Rooms: 3
Property Type: Apartment



216/76-78 Keilor Rd ESSENDON NORTH 3041 (REI) Agent Comments



Price: \$410,000
Method: Private Sale
Date: 04/04/2018
Rooms: -
Property Type: Apartment