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

407/316 Pascoe Vale Road, Essendon Vic 3040

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$320,000		&		\$350,000			
Median sale p	rice							
Median price	\$645,000	Pro	operty Type	Unit			Suburb	Essendon
Period - From	01/07/2021	to	30/06/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	107/1050 Mt Alexander Rd ESSENDON 3040	\$340,000	27/07/2022
2	101/201 Buckley St ESSENDON 3040	\$320,000	23/05/2022
3	10/3 Royal Av ESSENDON NORTH 3041	\$308,000	05/08/2022

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:

30/08/2022 10:52



LOVE & CO





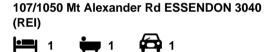
Property Type: Agent Comments Zese Theocharis 03 9471 0233 0431 336 657 zese.t@lovere.com.au

Indicative Selling Price \$320,000 - \$350,000 Median Unit Price Year ending June 2022: \$645,000

Comparable Properties







Price: \$340,000 Method: Private Sale Date: 27/07/2022 Rooms: 2 Property Type: Apartment

101/201 Buckley St ESSENDON 3040 (REI)

Agent Comments

Agent Comments



Price: \$320,000 Method: Private Sale Date: 23/05/2022 Rooms: 2 Property Type: Apartment

10/3 Royal Av ESSENDON NORTH 3041 (REI) Agent Comments



Price: \$308,000 Method: Private Sale Date: 05/08/2022 Property Type: Apartment

Account - Love & Co



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.