

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 consumer.vic.gov.au/underquoting

Range between

\$320,000

&

\$350,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Essendon

Period - From

01/07/2021

to

30/06/2022

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	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

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



Property Type:

Agent Comments

Comparable Properties



107/1050 Mt Alexander Rd ESSENDON 3040 (REI)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 27/07/2022

Rooms: 2

Property Type: Apartment



101/201 Buckley St ESSENDON 3040 (REI)

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