

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

3/332 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2020

to

28 Feb 2021

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

6/15 Woodvale Close Essendon VIC 3040	\$430,000	07-Nov-20
4/35 Grice Crescent Essendon VIC 3040	\$428,000	05-Nov-20
3/6 Lincoln Road Essendon VIC 3040	\$420,000	25-Nov-20

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: 01 March 2021



6/15 Woodvale Close Essendon VIC 3040

Sold Price

\$430,000 Sold Date **07-Nov-20**

2 1 1

Distance **0.56km**



4/35 Grice Crescent Essendon VIC 3040

Sold Price

\$428,000 Sold Date **05-Nov-20**

2 1 1

Distance **0.93km**



3/6 Lincoln Road Essendon VIC 3040

Sold Price

\$420,000 Sold Date **25-Nov-20**

1 1 1

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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