

## 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

2A BRIDGE STREET ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,200,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,810,000

Property type

House

Suburb

Essendon

Period-from

01 Oct 2022

to

30 Sep 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

9 WARREN STREET PASCOE VALE SOUTH VIC 3044	\$1,215,000	27-Apr-23
20 PURCHES AVENUE PASCOE VALE SOUTH VIC 3044	\$1,305,000	24-Jun-23
12 WARD GROVE PASCOE VALE SOUTH VIC 3044	\$1,301,000	19-Aug-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: 27 October 2023



**9 WARREN STREET PASCOE VALE  
SOUTH VIC 3044**

Sold Price

**\$1,215,000**

Sold Date

**27-Apr-23**

 3

 1

 2

Distance

**0.93km**



**20 PURCHES AVENUE PASCOE  
VALE SOUTH VIC 3044**

Sold Price

**\$1,305,000**

Sold Date

**24-Jun-23**

 3

 1

 1

Distance

**1.24km**



**12 WARD GROVE PASCOE VALE  
SOUTH VIC 3044**

Sold Price

<sup>RS</sup> **\$1,301,000**

Sold Date

**19-Aug-23**

 3

 2

 2

Distance

**1.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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