

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

6/312 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

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,521

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/12 MORTON STREET ESSENDON VIC 3040	\$1,020,000	09-Jan-24
17/899 MT ALEXANDER ROAD ESSENDON VIC 3040	\$980,000	03-Nov-23
9/2 LAMB STREET MOONEE PONDS VIC 3039	\$1,035,000	12-Jan-24

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.~~

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1/12 MORTON STREET ESSENDON VIC 3040

3 3 2

Sold Price

\$1,020,000

Sold Date

09-Jan-24

Distance

0.46km



17/899 MT ALEXANDER ROAD ESSENDON VIC 3040

3 2 2

Sold Price

\$980,000

Sold Date

03-Nov-23

Distance

1.14km



9/2 LAMB STREET MOONEE PONDS VIC 3039

3 2 2

Sold Price

^{RS} **\$1,035,000**

Sold Date

12-Jan-24

Distance

2.49km

RS = Recent sale

UN = Undisclosed Sale

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