

## 3/242 Pascoe Vale Road, Essendon Vic 3040



**1 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$269,000

**Median House Price**

June quarter 2023: \$528,500

## Comparable Properties



**4/158 Napier Street, Essendon 3040 (REI)**

**1 Bed 1 Bath 1 Car**

**Price:** \$280,000

**Method:** Private Sale

**Date:** 23/08/2023

**Property Type:** Apartment

**Agent Comments:** Older style apartment block. Original throughout with ensuite bathroom.



**6/35 Hutcheson Street, Moonee Ponds 3039 (REI)**

**1 Bed 1 Bath 1 Car**

**Price:** \$295,000

**Method:** Private Sale

**Date:** 18/08/2023

**Property Type:** Unit

**Agent Comments:** Older style block in original condition throughout. Comparable accommodation.



**1/15 Shaftesbury Street, Essendon 3040 (REI)**

**1 Bed 1 Bath 1 Car**

**Price:** \$256,000

**Method:** Private Sale

**Date:** 19/07/2023

**Property Type:** Apartment

**Agent Comments:** Comparable accommodation, older style block in original condition.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

3/242 Pascoe Vale Road, Essendon Vic 3040

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Singe price

\$269,000

#### Median sale price

Median price

\$528,500

Unit

x

Suburb

Essendon

Period - From

01/04/2023

to

30/06/2023

Source

REIV

#### Comparable property sales

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
4/158 Napier Street, ESSENDON 3040	\$280,000	23/08/2023
6/35 Hutcheson Street, MOONEE PONDS 3039	\$273,000	18/08/2023
1/15 Shaftesbury Street, ESSENDON 3040	\$256,000	19/07/2023

This Statement of Information was prepared on:

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