

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	119/314 Pascoe Vale Road, Essendon, VIC 3040
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Indicative selling price

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

Price Range	\$500,000	&	\$519,000
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Median sale price

Median price	\$575,500	Property Type	House	Suburb	Essendon (3040)
Period - From	15/11/2021	to	15/11/2022	Source	realestate.com

Comparable property sales

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
101/314 PASCOE VALE ROAD, ESSENDON VIC 3040	\$520,000	21/10/2022
217/314 PASCOE VALE ROAD, ESSENDON VIC 3040	\$535,000	19/07/2022
215/314 PASCOE VALE ROAD, ESSENDON VIC 3040	\$530,000	11/06/2022

This Statement of Information was prepared on: 11/02/2023