

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

G3/314 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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,000

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2020

to

31 Oct 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

102/314 Pascoe Vale Road Essendon VIC 3040	\$350,000	10-Jul-21
5/20 Fitzgerald Road Essendon VIC 3040	\$355,000	28-Jul-21

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: 03 November 2021



**102/314 Pascoe Vale Road
Essendon VIC 3040**

 1  1  1

Sold Price

\$350,000

Sold Date

10-Jul-21

Distance

-



**5/20 Fitzgerald Road Essendon VIC
3040**

 1  1  1

Sold Price

^{RS} **\$355,000**

Sold Date

28-Jul-21

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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