

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

312/314 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,000

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2021

to

31 Jan 2022

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

404/314 Pascoe Vale Road Essendon VIC 3040	\$575,000	20-Oct-21
401/314 Pascoe Vale Road Essendon VIC 3040	\$575,000	08-Jun-21
411/314 Pascoe Vale Road Essendon VIC 3040	\$575,000	17-May-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: 18 February 2022



**404/314 Pascoe Vale Road
Essendon VIC 3040**

 2  2  1

Sold Price **\$575,000** Sold Date **20-Oct-21**

Distance -



**401/314 Pascoe Vale Road
Essendon VIC 3040**

 2  2  -

Sold Price Sold Date **08-Jun-21**

Distance -



**411/314 Pascoe Vale Road Essendon
VIC 3040**

 2  2  1

Sold Price Sold Date **17-May-21**

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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