

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

2/224 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

\$760,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,755,000

Property type

House

Suburb

Essendon

Period-from

01 Apr 2024

to

31 Mar 2025

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

2/77 TENNYSON STREET ESSENDON VIC 3040	\$769,000	06-Dec-24
1/3 TURNBULL COURT BRUNSWICK WEST VIC 3055	\$800,000	29-Mar-25
6/119 BUCKLEY STREET ESSENDON VIC 3040	\$790,000	14-Dec-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.~~

This Statement of Information was prepared on: 28 April 2025



**2/77 TENNYSON STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price **\$769,000** Sold Date **06-Dec-24**

Distance **0.62km**



**1/3 TURNBULL COURT
BRUNSWICK WEST VIC 3055**

 2  1  2

Sold Price ^{RS} **\$800,000** Sold Date **29-Mar-25**

Distance **1.08km**



**6/119 BUCKLEY STREET
ESSENDON VIC 3040**

 2  2  1

Sold Price **\$790,000** Sold Date **14-Dec-24**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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