

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

1/224 Pascoe Vale Road, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000 & \$800,000

Median sale price

Median price \$532,500 Property Type Unit Suburb Essendon

Period - From 01/04/2023 to 31/03/2024 Source REIV

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 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
1	320a Pascoe Vale Rd ESSENDON 3040	\$857,000	14/04/2024
2	14/2 Scott St ESSENDON 3040	\$845,000	17/02/2024
3	17/5 Turner St MOONEE PONDS 3039	\$747,000	20/03/2024

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 six months.~~

This Statement of Information was prepared on:

17/04/2024 16:46



Property Type: Townhouse

Agent Comments

3 Bedroom townhouse

Comparable Properties



320a Pascoe Vale Rd ESSENDON 3040 (REI)



Agent Comments

Larger parcel of land, location is similar

Price: \$857,000

Method: Sold After Auction

Date: 14/04/2024

Property Type: Townhouse (Single)

Land Size: 347 sqm approx



14/2 Scott St ESSENDON 3040 (REI)



Agent Comments

Superior location, and a newer build

Price: \$845,000

Method: Sold Before Auction

Date: 17/02/2024

Property Type: Townhouse (Res)



17/5 Turner St MOONEE PONDS 3039 (REI)



Agent Comments

No as many bathrooms and only single car

Price: \$747,000

Method: Private Sale

Date: 20/03/2024

Rooms: 4

Property Type: Townhouse (Res)