## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

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
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### Median sale price

Median price	\$532,500	Pro	perty 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

Add	dress 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 comparableproperties 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





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**Indicative Selling Price** \$730,000 - \$800,000 **Median Unit Price** Year ending March 2024: \$532,500



Property Type: Townhouse **Agent Comments** 

3 Bedroom townhouse

# Comparable Properties



320a Pascoe Vale Rd ESSENDON 3040 (REI)





Price: \$857,000

Method: Sold After Auction

Date: 14/04/2024

Property Type: Townhouse (Single) Land Size: 347 sqm approx

Agent Comments

Larger parcel of land, location is similar



14/2 Scott St ESSENDON 3040 (REI)







Price: \$845,000

Method: Sold Before Auction

Date: 17/02/2024

Property Type: Townhouse (Res)

Agent Comments

Superior location, and a newer build



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)

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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