

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

105/316 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2022

to

30 Jun 2023

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

119/314 PASCOE VALE ROAD ESSENDON VIC 3040	\$500,000	28-Feb-23
112/324 PASCOE VALE ROAD ESSENDON VIC 3040	\$525,000	29-Apr-23
301/1142 MT ALEXANDER ROAD ESSENDON VIC 3040	-	13-Mar-23

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: 27 July 2023



**119/314 PASCOE VALE ROAD
 ESSENDON VIC 3040**

2 2 1

Sold Price **\$500,000** Sold Date **28-Feb-23**

Distance **0.05km**



**112/324 PASCOE VALE ROAD
 ESSENDON VIC 3040**

2 2 1

Sold Price **\$525,000** Sold Date **29-Apr-23**

Distance **0.1km**



**301/1142 MT ALEXANDER ROAD
 ESSENDON VIC 3040**

2 2 1

Sold Price ^{RS} - ^{UN} Sold Date **13-Mar-23**

Distance **1.36km**

RS = Recent sale UN = Undisclosed Sale

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