

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

2/202A 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

\$455,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2022

to

31 Jul 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

4/61 PRIMROSE STREET ESSENDON VIC 3040	\$471,000	23-Nov-22
9/23 BREWSTER STREET ESSENDON VIC 3040	\$475,000	27-Nov-22
1/22-24 DONALD AVENUE ESSENDON VIC 3040	\$500,000	22-Jul-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: 31 August 2023



**4/61 PRIMROSE STREET
ESSENDON VIC 3040**

 1  1  1

Sold Price **\$471,000** Sold Date **23-Nov-22**

Distance **0.28km**



**9/23 BREWSTER STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price **\$475,000** Sold Date **27-Nov-22**

Distance **0.56km**



**1/22-24 DONALD AVENUE
ESSENDON VIC 3040**

 3  1  1

Sold Price ^{RS} **\$500,000** Sold Date **22-Jul-23**

Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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