

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 20/366 Pascoe Vale Road, Strathmore Vic 3041

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$1,022,000 Property Type Unit Suburb Strathmore

Period - From 01/07/2023 to 30/09/2023 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	20/56 Nicholson St ESSENDON 3040	\$335,000	30/11/2023
2	314/1005 Mt Alexander Rd ESSENDON 3040	\$330,500	14/10/2023
3	108/316 Pascoe Vale Rd ESSENDON 3040	\$320,000	04/08/2023

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: 19/12/2023 14:10



Property Type: Apartment

Agent Comments

Modern 1 bedroom 1 bathroom apartment in smaller complex with a car space and balcony

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

September quarter 2023: \$1,022,000

Comparable Properties



20/56 Nicholson St ESSENDON 3040 (REI)



Agent Comments

Modern 1 bedroom apartment

Price: \$335,000

Method: Private Sale

Date: 30/11/2023

Property Type: Unit



314/1005 Mt Alexander Rd ESSENDON 3040 (REI)



Agent Comments

Modern 1 bedroom apartment on the main road just neighbouring suburb

Price: \$330,500

Method: Private Sale

Date: 14/10/2023

Property Type: Unit



108/316 Pascoe Vale Rd ESSENDON 3040 (REI/VG)



Agent Comments

Modern 1 bedroom apartment on the same road just neighbouring suburb

Price: \$320,000

Method: Private Sale

Date: 04/08/2023

Rooms: 2

Property Type: Unit