

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

320a Pascoe Vale Road, Essendon Vic 3040

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$572,500 Property Type Unit Suburb Essendon

Period - From 01/10/2023 to 31/12/2023 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	326b Ohea St PASCOE VALE SOUTH 3044	\$912,000	15/11/2023
2	1/40 Everett St BRUNSWICK WEST 3055	\$895,000	29/01/2024
3	2/4 Cochrane Ct ESSENDON 3040	\$830,000	08/10/2023

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: 18/03/2024 11:41



3 1 4

Property Type: Townhouse

Agent Comments

Original Townhouse with 3 bedrooms, 1 bathroom and off street parking - on a larger allotment of land - main road

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

December quarter 2023: \$572,500

Comparable Properties



326b Ohea St PASCOE VALE SOUTH 3044 (REI)

4 3 2

Price: \$912,000

Method: Sold Before Auction

Date: 15/11/2023

Property Type: Townhouse (Res)

Agent Comments

Inferior block size and yard space (nearly half the size). Similar style townhouse property. Superior accommodation (4 bed, 3 bath).



1/40 Everett St BRUNSWICK WEST 3055 (REI)

3 2 2

Price: \$895,000

Method: Private Sale

Date: 29/01/2024

Property Type: Townhouse (Res)

Agent Comments

Similar style 3 bedroom townhouse. Superior due to extra bathroom. Superior location. Inferior due to being in a complex.



2/4 Cochrane Ct ESSENDON 3040 (REI/VG)

3 1 1

Price: \$830,000

Method: Sold Before Auction

Date: 08/10/2023

Property Type: Townhouse (Res)

Agent Comments

Similar street facing 3 bedroom townhouse. Study nook. Inferior block size.