

## 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

4/202 PASCOE VALE ROAD ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$290,000

&

\$319,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2023

to

29 Feb 2024

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

7/191 PASCOE VALE ROAD ESSENDON VIC 3040	\$327,000	22-Dec-23
3/14 HUTCHESON STREET MOONEE PONDS VIC 3039	\$313,000	03-Nov-23
8/18 SHAFTESBURY STREET ESSENDON VIC 3040	\$298,000	23-Nov-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: 08 March 2024



**7/191 PASCOE VALE ROAD  
 ESSENDON VIC 3040**

 1  1  -

Sold Price <sup>RS</sup> **\$327,000** <sup>UN</sup> Sold Date **22-Dec-23**

Distance **0.21km**



**3/14 HUTCHESON STREET  
 MOONEE PONDS VIC 3039**

 1  1  -

Sold Price **\$313,000** Sold Date **03-Nov-23**

Distance **0.48km**



**8/18 SHAFTESBURY STREET  
 ESSENDON VIC 3040**

 1  1  1

Sold Price **\$298,000** Sold Date **23-Nov-23**

Distance **0.52km**

RS = Recent sale      UN = Undisclosed Sale

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