

## 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

4/340 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2022

to

30 Sep 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

1/4 FITZGERALD ROAD ESSENDON VIC 3040	\$686,000	17-Jun-23
1/210 PASCOE VALE ROAD ESSENDON VIC 3040	\$715,000	17-Jun-23
2/26 BALLATER STREET ESSENDON VIC 3040	\$700,700	08-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: 11 October 2023



**1/4 FITZGERALD ROAD ESSENDON VIC 3040** Sold Price

<sup>RS</sup> **\$686,000** Sold Date **17-Jun-23**

 2  1  1

Distance **1.44km**



**1/210 PASCOE VALE ROAD ESSENDON VIC 3040**

Sold Price **\$715,000** Sold Date **17-Jun-23**

 2  1  2

Distance **1.13km**



**2/26 BALLATER STREET ESSENDON VIC 3040**

Sold Price **\$700,700** Sold Date **08-Jul-23**

 2  1  1

Distance **1.99km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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