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	7/244 Pascoe Vale Road, Essendon Vic 3040

Indicative selling price

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

Single price $695,000

Median sale price

Median price $853,000 Property Type Townhouse Suburb Essendon

Period - From 15/07/2023 to 14/07/2024 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	1/113 Tennyson St ESSENDON 3040	$695,000	18/05/2024
2	1/1 Murray St BRUNSWICK WEST 3055	$652,000	11/05/2024
3			

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: 15/07/2024 10:17

7/244 Pascoe Vale Road, Essendon Vic 3040



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$695,000
Median Townhouse Price
15/07/2023 - 14/07/2024: $853,000

Comparable Properties



1/113 Tennyson St ESSENDON 3040 (REI)

2 1 1

Price: $695,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Townhouse (Res)

Agent Comments



1/1 Murray St BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $652,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Unit

Agent Comments

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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