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	505/316 PASCOE VALE ROAD ESSENDON VIC 3040

Indicative selling price

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

~~Single Price~~		or range between	$320,000	&	$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$633,500	Property type	Unit	Suburb	Essendon
Period-from	01 Sep 2021	to	31 Aug 2022	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
107/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	$340,000	27-Jul-22
403/40 COLLINS STREET ESSENDON VIC 3040	$335,000	28-Jul-22
4/185 BUCKLEY STREET ESSENDON VIC 3040	$337,500	17-Jun-22

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: 05 September 2022

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107/1050 MT ALEXANDER ROAD ESSENDON VIC 3040

1 1 1

Sold Price RS **$340,000** Sold Date **27-Jul-22**

Distance **1.13km**



403/40 COLLINS STREET ESSENDON VIC 3040

1 1 1

Sold Price RS **$335,000** Sold Date **28-Jul-22**

Distance **1.62km**



4/185 BUCKLEY STREET ESSENDON VIC 3040

1 1 1

Sold Price RS **$337,500** UN Sold Date **17-Jun-22**

Distance **1.84km**

RS = Recent sale **UN** = Undisclosed Sale

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