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	3/99 Essex Street, Pascoe Vale Vic 3044

Indicative selling price

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

Single price $725,000

Median sale price

Median price $650,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/04/2022 to 30/06/2022 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	2/21 Rhodes Pde PASCOE VALE 3044	$745,000	04/06/2022
2	2/40 Railway Pde PASCOE VALE 3044	$720,000	13/08/2022
3	4/30 Snell Gr PASCOE VALE 3044	$710,000	10/08/2022

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: 07/09/2022 17:11

3/99 Essex Street, Pascoe Vale Vic 3044



3 1 2

Property Type: Unit Villa

Agent Comments

Indicative Selling Price
$725,000
Median Unit Price
June quarter 2022: $650,000

Comparable Properties

2/21 Rhodes Pde PASCOE VALE 3044 (REI)

3 2 2

Agent Comments

Price: $745,000
Method: Auction Sale
Date: 04/06/2022
Property Type: Apartment

2/40 Railway Pde PASCOE VALE 3044 (REI)

3 1 1

Agent Comments

Price: $720,000
Method: Auction Sale
Date: 13/08/2022
Property Type: Unit



4/30 Snell Gr PASCOE VALE 3044 (REI)

3 2 2

Agent Comments

Price: $710,000
Method: Sold Before Auction
Date: 10/08/2022
Property Type: Unit

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