

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 301/314 Pascoe Vale Road, Essendon, VIC 3040

Indicative selling price

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

Price Range

\$525,000

&

\$575,000

Median sale price

Median price

\$585,000

Property Type

Apartment

Suburb

Essendon (3040)

Period - From

31/03/2020

to

30/03/2021

Source

realestate.com.au

Comparable property sales

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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 |
|---|-----------|--------------|
| 5/1A CLARINDA ROAD, ESSENDON VIC 3040 | \$548,000 | 27/02/2021 |
| 107/324 PASCOE VALE ROAD, ESSENDON VIC 3040 | \$525,000 | 16/02/2021 |
| 106/324 PASCOE VALE ROAD, ESSENDON VIC 3040 | \$521,000 | 11/02/2021 |

This Statement of Information was prepared on: 13/04/2021