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## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

### Sections 47AF of the Estate Agents Act 1980

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#### PROPERTY OFFERED FOR SALE

**305/324 Pascoe Vale Road, Essendon, VIC 3040**

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#### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single Price \$549,888**

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#### MEDIAN SALE PRICE

**Median price \$485,000 | House | Essendon (3040)**

**Period - From 14 May 2017 to 14 May 2018 | Source - realestate.com.au**

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#### COMPARABLE PROPERTY SALES

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
<b>307/324 PASCOE VALE ROAD, ESSENDON VIC 3040</b>	<b>\$620,000</b>	<b>06/04/2018</b>
<b>207/324 PASCOE VALE ROAD, ESSENDON VIC 3040</b>	<b>\$559,000</b>	<b>31/01/2018</b>
<b>112/324 PASCOE VALE ROAD, ESSENDON VIC 3040</b>	<b>\$535,000</b>	<b>21/02/2018</b>