

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

212/314 Pascoe Vale Road, Essendon Vic 3040

Indicative selling price

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

Range between \$470,000

&

\$500,000

Median sale price

Median price \$548,000

Property Type Unit

Suburb Essendon

Period - From 09/07/2019

to 08/07/2020

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	209/87-89 Raleigh St ESSENDON 3040	\$495,000	19/02/2020
2	305/324 Pascoe Vale Rd ESSENDON 3040	\$492,500	10/06/2020
3	407/40 Collins St ESSENDON 3040	\$490,000	25/03/2020

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:

09/07/2020 10:23



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$470,000 - \$500,000

Median Unit Price

09/07/2019 - 08/07/2020: \$548,000

Comparable Properties



209/87-89 Raleigh St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 19/02/2020

Property Type: Unit



305/324 Pascoe Vale Rd ESSENDON 3040 (REI)

Agent Comments



Price: \$492,500

Method: Private Sale

Date: 10/06/2020

Rooms: 3

Property Type: Apartment



407/40 Collins St ESSENDON 3040 (VG)

Agent Comments



Price: \$490,000

Method: Sale

Date: 25/03/2020

Property Type: Flat/Unit/Apartment (Res)