

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	403/316 Pascoe Vale Road, Essendon Vic 3040
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$485,000	Hou	se	Unit	Х	Su	ıburb	Essendon
Period - From	01/07/2017	to	30/09/2017		Source	REIV		

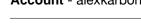
Comparable property sales (*Delete A or B below as applicable)

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 1 202/324 Pascoe Vale Rd ESSENDON 3040 \$465,000 06/12/2017 2 301/324 Pascoe Vale Rd ESSENDON 3040 \$445,000 06/12/2017 3 2.01/324 Pascoe Vale Rd ESSENDON 3040 \$439,000 17/11/2017

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.





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Rooms: Property Type: Agent Comments Indicative Selling Price \$459,000 Median Unit Price September quarter 2017: \$485,000

Comparable Properties



202/324 Pascoe Vale Rd ESSENDON 3040

(REI)

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Price: \$465,000 **Method:** Private Sale **Date:** 06/12/2017

Rooms: 3

Property Type: Apartment

Agent Comments



(REI)

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Price: \$445,000 Method: Private Sale Date: 06/12/2017

Rooms: 4

Property Type: Apartment

Agent Comments



2.01/324 Pascoe Vale Rd ESSENDON 3040

(REI)

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Price: \$439,000

Method: Private Sale
Date: 17/11/2017

Rooms: 4

Property Type: Apartment

Agent Comments

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