
STATEMENT OF INFORMATION

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

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

401/324 Pascoe Vale Road, Essendon, VIC 3040

INDICATIVE SELLING PRICE

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

Range Between \$1,000,000 & \$1,100,000

MEDIAN SALE PRICE

Median price \$465,500 | House | Essendon (3040)

Period - From 10 August 2016 to 10 August 2017 | Source - www.yourinvestmentpropertymag.com.au/top-subu

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
20/32 NAPIER ST, ESSENDON VIC 3040	\$1,325,000	19/07/2017
1/16 LEAKE ST, ESSENDON VIC 3040	\$1,170,000	17/11/2016
606A/40 COLLINS ST, ESSENDON VIC 3040	\$1,100,000	27/02/2017

Please contact us for further information regarding this document
or visit consumer.vic.gov.au/underquoting

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