



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$250,000 - \$275,000
Median Unit Price
June quarter 2017: \$551,000

Comparable Properties



10/30 Richardson St ESSENDON 3040 (REI) **Agent Comments**



Price: \$291,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: Unit



4/18 Shaftesbury St ESSENDON 3040 (REI) **Agent Comments**



Price: \$280,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: Apartment

14/51 Buckley St MOONEE PONDS 3039 (REI) **Agent Comments**



Price: \$275,000
Method: Auction Sale
Date: 01/04/2017
Rooms: -
Property Type: Apartment

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	1/202a Pascoe Vale Road, Essendon Vic 3040
---	--

Indicative selling price

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

Range between	\$250,000	&	\$275,000
---------------	-----------	---	-----------

Median sale price

Median price	\$551,000	Unit	X	Suburb	Essendon
Period - From	01/04/2017	to	30/06/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
10/30 Richardson St ESSENDON 3040	\$291,000	01/07/2017
4/18 Shaftesbury St ESSENDON 3040	\$280,000	27/05/2017
14/51 Buckley St MOONEE PONDS 3039	\$275,000	01/04/2017