

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

112/324 Pascoe Vale Road, Essendon Vic 3040

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$549,000

Median sale price

Median price \$551,000 House Unit Suburb Essendon

Period - From 01/04/2017 to 30/06/2017 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	303/1024 Mt Alexander Rd ESSENDON 3040	\$550,000	10/05/2017
2	7/16 Leake St ESSENDON 3040	\$515,000	05/07/2017
3	214/36 Collins St ESSENDON 3040	\$500,000	26/08/2017

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.~~



2
 2
 1

Rooms:
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$549,000
Median Unit Price
 June quarter 2017: \$551,000

Exceptional Space, Amazing Living Natural elegance, abundant light and sophisticated spaces combine to deliver this innovative two bedroom, two bathroom apartment is sure to leave investors, market entrants and downsizers breathless.

Comparable Properties



303/1024 Mt Alexander Rd ESSENDON 3040 (REI) Agent Comments

2
 1
 1

Price: \$550,000
Method: Auction Sale
Date: 10/05/2017
Rooms: -
Property Type: Apartment



7/16 Leake St ESSENDON 3040 (REI) Agent Comments

2
 2
 1

Price: \$515,000
Method: Private Sale
Date: 05/07/2017
Rooms: -
Property Type: Apartment



214/36 Collins St ESSENDON 3040 (REI) Agent Comments

2
 2
 1

Price: \$500,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 5
Property Type: Apartment