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

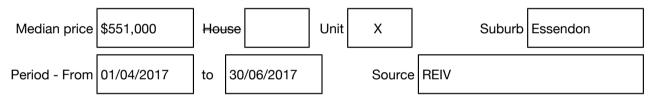
112/324 Pascoe Vale Road, Essendon Vic 3040

Indicative selling price

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

Single price \$549,000

Median sale price



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.

Account - Edward Thomas | P: 03 9376 3322

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



EDWARD THOMAS

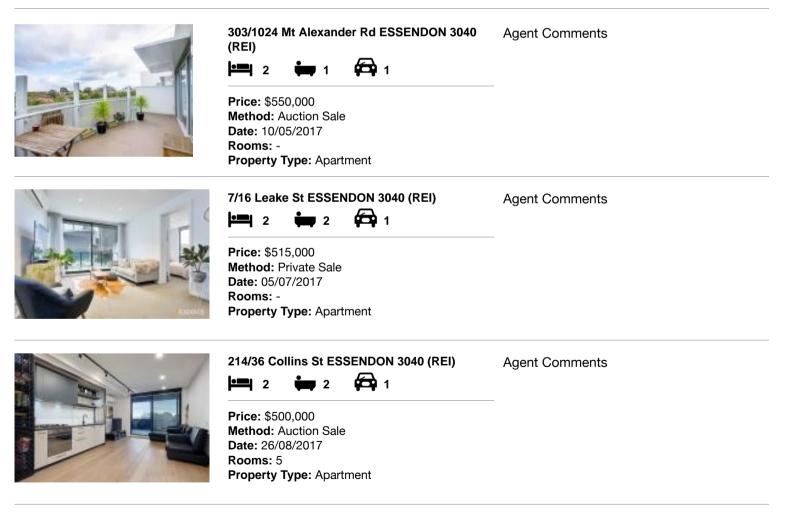




Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$549,000 Median Unit Price June quarter 2017: \$551,000

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



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