

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 303/316 Pascoe Vale Road, Essendon VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$*465,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median price \$502,500 *House *Unit Suburb ESSENDON

Period - From 01/11/2016 to 20/11/2017 Source REA

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

Address of comparable property	Price	Date of sale
1. 214/ 314 Pascoe Vale Road, Essendon VIC 3040	\$540,000	11/11/2017
2. 8/ 324 Pascoe Vale Road, Essendon VIC 3040	\$525,000	01/11/2017
3. 101/ 314 Pascoe Vale Road, Essendon VIC 3040	\$495,000	05/09/2017