



Lewis Realty

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STATEMENT OF INFORMATION

Prepared on 22 Jan 2019

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

8/20 Avoca Crescent Pascoe Vale VIC 3044

2 - -

Indicative Selling Price

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

Range between \$570,000 & \$620,000

Median Sale Price

\$612,500 Units in Pascoe vale between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



3/23 Main Street Pascoe Vale VIC 3044

2 2 1

Sold Price **\$619,000** Sold Date **01-Dec-18**

Distance **0.8km**



1/88-90 Northumberland Road Pascoe Vale VIC 3044

2 1 1

Sold Price **\$317,000** Sold Date **26-Oct-13**

Distance **1.35km**



2/152 Cumberland Road Pascoe Vale VIC 3044

2 1 1

Sold Price **\$580,000** Sold Date **12-Oct-18**

Distance **1.37km**

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