

# 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 2/ 584 Pascoe Vale Road, Pascoe Vale Vic 3044

### Indicative selling price

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

or range between \$840,000 & \$880,000

### Median sale price

Median price \$639,000

Property type Unit

Suburb Pascoe Vale

Period - From April 2021

to

June 2021

Source Pricefinder

### 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. 2B Bass Street, Pascoe Vale	\$891,000	28.6.2021
2. 7/4-6 Heath Street, Pascoe Vale	\$850,000	14.6.2021
3. 1/31 Pardy Street, Pascoe Vale	\$872,000	13.3.2021

~~**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.~~

This Statement of Information was prepared on: 02.07.2021