

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

5/124 Essex Street Pascoe Vale VIC 3044

Indicative selling price

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

Single Price

or range
between

\$925,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Other

Suburb

Pascoe Vale

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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

1/124 Essex Street Pascoe Vale VIC 3044	\$1,050,000	-
1/1 Ray Street Pascoe Vale VIC 3044	\$1,000,000	30-Apr-21
3/124 Essex Street Pascoe Vale VIC 3044	\$985,000	-

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 6 months.~~

This Statement of Information was prepared on: 01 July 2021



1/124 Essex Street Pascoe Vale VIC 3044 Sold Price **\$1,050,000** Sold Date -
Distance **0.04km**

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1/1 Ray Street Pascoe Vale VIC 3044 Sold Price ^{RS} **\$1,000,000** Sold Date **30-Apr-21**
Distance **1.21km**

 3  2  2



3/124 Essex Street Pascoe Vale VIC 3044 Sold Price **\$985,000** Sold Date -
Distance **0.01km**

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RS = Recent sale **UN** = Undisclosed Sale

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