

## 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

A09/23-25 Cumberland Road Pascoe Vale South 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)

Single Price

or range  
between

\$369,000

&

\$399,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Sep 2018

to

31 Aug 2019

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

109A/23 Cumberland Road Pascoe Vale South VIC 3044	\$325,000	12-Apr-19
3/18 Kent Road Pascoe Vale VIC 3044	\$413,000	21-Sep-19
2/590 Bell Street Pascoe Vale South VIC 3044	\$495,000	12-Sep-19

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: 24 September 2019



**109A/23 Cumberland Road Pascoe Vale South VIC 3044**

 1  1  1

Sold Price

**\$325,000**

Sold Date

**12-Apr-19**

Distance

-



**3/18 Kent Road Pascoe Vale VIC 3044**

 1  1  1

Sold Price

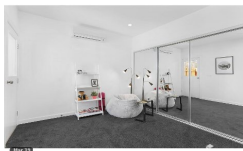
**\$413,000**

Sold Date

**21-Sep-19**

Distance

**1.91km**



**2/590 Bell Street Pascoe Vale South VIC 3044**

 2  1  1

Sold Price

<sup>RS</sup> **\$495,000**

Sold Date

**12-Sep-19**

Distance

**0.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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