

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

12 MERBEIN 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

\$950,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,087,500

Property type

House

Suburb

Pascoe Vale

Period-from

01 Jun 2022

to

31 May 2023

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

161 BOUNDARY ROAD PASCOE VALE VIC 3044	1020000	21-Mar-23
2 SHORTS ROAD COBURG NORTH VIC 3058	940000	03-May-23
8 SNELL GROVE PASCOE VALE VIC 3044	970000	20-May-23

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 June 2023

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161 BOUNDARY ROAD PASCOE VALE VIC 3044

Sold Price

^{RS}**1020000**

Sold Date

21-Mar-23

3



1



2

Distance

0.87km

2 SHORTS ROAD COBURG NORTH VIC 3058

Sold Price

^{RS}**940000**^{UN}

Sold Date

03-May-23

4



2



1

Distance

1.36km

8 SNELL GROVE PASCOE VALE VIC 3044

Sold Price

^{RS}**970000**

Sold Date

20-May-23

4



1



2

Distance

1.6km**RS** = Recent sale**UN** = Undisclosed Sale

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