

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

5/50 Danin 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

\$497,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Dec 2019

to

30 Nov 2020

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

3/12 Bristol Road Pascoe Vale VIC 3044	\$576,135	20-Nov-20
2/17 Bristol Road Pascoe Vale VIC 3044	\$542,000	01-Oct-20
5/39 Danin Street Pascoe Vale VIC 3044	\$485,000	25-Jul-20

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: 05 December 2020



3/12 Bristol Road Pascoe Vale VIC 3044

Sold Price

^{RS} **\$576,135** Sold Date **20-Nov-20**

 2  1  1

Distance **1.16km**



2/17 Bristol Road Pascoe Vale VIC 3044

Sold Price

^{RS} **\$542,000** Sold Date **01-Oct-20**

 2  1  1

Distance **1.14km**



5/39 Danin Street Pascoe Vale VIC 3044

Sold Price

\$485,000 Sold Date **25-Jul-20**

 2  1  1

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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