

## 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

1/18 FAWKNER 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)

Single Price

or range  
between

\$780,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/25 DANIN STREET PASCOE VALE VIC 3044	\$850,000	25-Feb-22
2/2A PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$820,000	03-Mar-22
1/13 FAWKNER ROAD PASCOE VALE VIC 3044	\$790,000	02-Mar-22

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.

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Claudio Cuomo  
P 0419315396  
M 0419315396  
E claudio.cuomo@eview.com.au

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**1/25 DANIN STREET PASCOE VALE VIC 3044** Sold Price <sup>RS</sup> **\$850,000** Sold Date **25-Feb-22**

3 2 1

Distance **0.44km**

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**2/2A PLYMOUTH AVENUE PASCOE VALE VIC 3044** Sold Price <sup>RS</sup> **\$820,000** Sold Date **03-Mar-22**

3 2 1

Distance **1.22km**

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**1/13 FAWKNER ROAD PASCOE VALE VIC 3044** Sold Price <sup>RS</sup> **\$790,000** Sold Date **02-Mar-22**

3 2 1

Distance **0.06km**

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

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