

# 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 5A Devon Road, Pascoe Vale 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)

or range between \$600,000 & \$660,000

### Median sale price

Median price 1,040,000 Property type House Suburb Pascoe Vale

Period - From July 2021 to Sept 2021 Source Pricefinder

### 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 six 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. 3/8 Bothwell Street, Pascoe Vale	\$680,000	8.9.2021
2. 1/20 Avoca Street, Pascoe Vale	\$670,000	4.7.2021
3. 4/4 Bellevue Terrace, Pascoe Vale	\$700,000	15.5.2021

~~**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 six months.~~

This Statement of Information was prepared on: 29.10.2021