

## 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

2/45 NORTHUMBERLAND 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

\$798,000

&

\$875,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

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

4/20 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$1,005,000	16-Dec-21
2/1A DEVON ROAD PASCOE VALE VIC 3044	\$850,000	13-Dec-21
2/2A PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$820,000	03-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.

This Statement of Information was prepared on: 28 March 2022



**4/20 AUSTIN CRESCENT PASCOE VALE VIC 3044**

Sold Price **\$1,005,000** Sold Date **16-Dec-21**

 3  2  2

Distance **0.27km**



**2/1A DEVON ROAD PASCOE VALE VIC 3044**

Sold Price **\$850,000** Sold Date **13-Dec-21**

 3  1  1

Distance **-**



**2/2A PLYMOUTH AVENUE PASCOE VALE VIC 3044**

Sold Price <sup>RS</sup> **\$820,000** Sold Date **03-Mar-22**

 3  2  1

Distance **-**

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

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