

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

1/17 Callander Road 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

\$397,500

or range
between

&

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

206/15 Pascoe Street Pascoe Vale VIC 3044	\$400,000	29-Oct-20
4/564 Pascoe Vale Road Pascoe Vale VIC 3044	\$310,500	30-Oct-20
2/436 Gaffney Street Pascoe Vale VIC 3044	\$470,000	15-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: 09 December 2020

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206/15 Pascoe Street Pascoe Vale VIC 3044

Sold Price

^{RS} **\$400,000**

Sold Date

29-Oct-20

2

1

1

Distance

0.56km



4/564 Pascoe Vale Road Pascoe Vale VIC 3044

Sold Price

^{RS} **\$310,500** ^{UN}

Sold Date

30-Oct-20

2

1

1

Distance

0.82km



2/436 Gaffney Street Pascoe Vale VIC 3044

Sold Price

\$470,000

Sold Date

15-Jul-20

2

1

1

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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