

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

1/30 Cornwall 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

or range
between

\$845,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2020

to

31 Dec 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

2/1 Ray Street Pascoe Vale VIC 3044	\$950,000	11-Jan-21
2B Watt Avenue Pascoe Vale VIC 3044	\$845,000	27-Aug-20
1/6 Plymouth Avenue Pascoe Vale VIC 3044	\$810,000	14-Dec-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: 27 January 2021



2/1 Ray Street Pascoe Vale VIC 3044

 -  -  -

Sold Price

\$950,000

Sold Date

-

Distance

1.62km



2B Watt Avenue Pascoe Vale VIC 3044

 4  2  2

Sold Price

\$845,000

Sold Date

27-Aug-20

Distance

0.76km



1/6 Plymouth Avenue Pascoe Vale VIC 3044

 3  2  1

Sold Price

^{RS} **\$810,000**

Sold Date

14-Dec-20

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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