

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

6/6 Fawkner 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

\$585,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

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

7/113 Landells Road Pascoe Vale VIC 3044	\$600,000	16-Feb-22
3/113 Landells Road Pascoe Vale VIC 3044	\$585,000	04-Oct-21
4/662 Pascoe Vale Road Oak Park VIC 3046	\$600,500	07-Dec-21

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: 01 March 2022



**7/113 Landells Road Pascoe Vale
VIC 3044**

 2  2  1

Sold Price

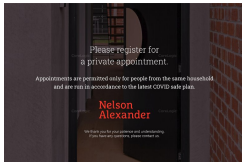
^{RS} **\$600,000**

Sold Date

16-Feb-22

Distance

1.2km



**3/113 Landells Road Pascoe Vale
VIC 3044**

 2  2  1

Sold Price

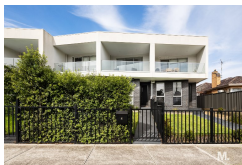
\$585,000

Sold Date

04-Oct-21

Distance

1.22km



**4/662 Pascoe Vale Road Oak Park
VIC 3046**

 2  2  1

Sold Price

\$600,500

Sold Date

07-Dec-21

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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