

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

3/45 NORTHUMBERLAND 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

\$669,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jul 2021

to

30 Jun 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

2/45 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$850,000	21-Apr-22
4/95 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$778,000	02-Jun-22
4/46 RAILWAY PARADE PASCOE VALE VIC 3044	\$695,000	09-Apr-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: 06 July 2022



**2/45 NORTHUMBERLAND ROAD
PASCOE VALE VIC 3044**

 3  2  2

Sold Price **\$850,000** Sold Date **21-Apr-22**

Distance -



**4/95 NORTHUMBERLAND ROAD
PASCOE VALE VIC 3044**

 3  2  2

Sold Price ^{RS} **\$778,000** Sold Date **02-Jun-22**

Distance **0.42km**



**4/46 RAILWAY PARADE PASCOE
VALE VIC 3044**

 3  1  1

Sold Price **\$695,000** Sold Date **09-Apr-22**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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