

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

3/44 Railway Parade 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2020

to

31 Mar 2021

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

1/51 Park Street Pascoe Vale VIC 3044	\$670,500	21-Oct-20
1/13 Callander Road Pascoe Vale VIC 3044	\$655,000	16-Sep-20
5/18 Callander Road Pascoe Vale VIC 3044	\$745,000	27-Nov-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.~~

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1/51 Park Street Pascoe Vale VIC 3044

3 1 1

Sold Price

\$670,500

Sold Date

21-Oct-20

Distance

0.51km

1/13 Callander Road Pascoe Vale VIC 3044

3 1 2

Sold Price

\$655,000

Sold Date

16-Sep-20

Distance

1.04km

5/18 Callander Road Pascoe Vale VIC 3044

3 1 2

Sold Price

\$745,000

Sold Date

27-Nov-20

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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