

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

12 KARADOC AVENUE 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,082,500

Property type

House

Suburb

Pascoe Vale

Period-from

01 Oct 2021

to

30 Sep 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

92 KENT ROAD PASCOE VALE VIC 3044	\$860,000	01-Oct-22
37 WARWICK ROAD PASCOE VALE VIC 3044	\$850,000	22-Aug-22
9 ROLLO STREET COBURG NORTH VIC 3058	\$920,000	19-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: 04 October 2022



92 KENT ROAD PASCOE VALE VIC 3044

Sold Price

^{RS} **\$860,000**

Sold Date

01-Oct-22

 3  1  2

Distance

0.45km



37 WARWICK ROAD PASCOE VALE VIC 3044

Sold Price

^{RS} **\$850,000**

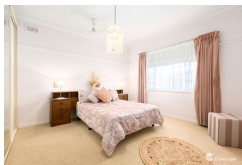
Sold Date

22-Aug-22

 4  1  2

Distance

0.57km



9 ROLLO STREET COBURG NORTH VIC 3058

Sold Price

\$920,000

Sold Date

19-Apr-22

 3  1  1

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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