Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

3/137 Northumberland Road, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$650,000

Median sale price

Median price \$650,000	Pro	pperty Type Uni	t		Suburb	Pascoe Vale
Period - From 01/01/2022	to	31/12/2022	Sou	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	6/20 Callander Rd PASCOE VALE 3044	\$680,000	12/09/2022
2	3/45 Northumberland Rd PASCOE VALE 3044	\$675,000	03/10/2022
3	2a Jensen St HADFIELD 3046	\$660,000	29/10/2022

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 six months.

This Statement of Information was prepared on:	19/01/2023 17:28



Date of sale



Ben Harrison 03 9403 9300 0430 457 234 benharrison@jelliscraig.com.au

> **Indicative Selling Price** \$650,000 **Median Unit Price**

Year ending December 2022: \$650,000

Agent Comments

Agent Comments

Agent Comments



Property Type: Townhouse (Res)

Agent Comments



Comparable Properties

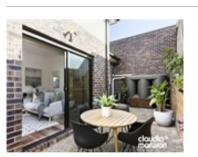


6/20 Callander Rd PASCOE VALE 3044 (VG)



Price: \$680,000 Method: Sale Date: 12/09/2022

Property Type: Strata Unit/Flat



3/45 Northumberland Rd PASCOE VALE 3044

(REI/VG)



Price: \$675,000 Method: Private Sale Date: 03/10/2022 Rooms: 5

Property Type: Townhouse (Res) Land Size: 125 sqm approx



2a Jensen St HADFIELD 3046 (REI/VG)

-3



Price: \$660,000 Method: Auction Sale Date: 29/10/2022

Property Type: Townhouse (Res) Land Size: 188 sqm approx

Account - Jellis Craig | P: 03 9403 9300



