

# 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

3/137 Northumberland Road, Pascoe Vale Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$650,000

### Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Pascoe Vale

Period - From

01/01/2022

to

31/12/2022

Source

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	Price	Date of sale
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

3/137 Northumberland Road, Pascoe Vale Vic 3044



Ben Harrison  
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**Indicative Selling Price**

\$650,000

**Median Unit Price**

Year ending December 2022: \$650,000



3 2 1

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**6/20 Callander Rd PASCOE VALE 3044 (VG)**

Agent Comments

3 - -

**Price:** \$680,000

**Method:** Sale

**Date:** 12/09/2022

**Property Type:** Strata Unit/Flat



**3/45 Northumberland Rd PASCOE VALE 3044 (REI/VG)**

Agent Comments

3 2 2

**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)**

Agent Comments

3 2 2

**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



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