

# 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 1/30 Alexandra Street, Pascoe Vale VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$790,000 & \$830,000

### Median sale price

Median price \$655,000 Property type Unit Suburb Pascoe Vale

Period - From 01 SEP 2020 to 31 AUG 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 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
113 South Street Hadfield VIC 3046	\$840,000	10-Aug-21
1/11 Lex Grove Oak Park VIC 3046	\$902,500	20-Aug-21
2/521 Pascoe Vale Road, Pascoe Vale VIC 3044	\$950,000	20-Aug-21

**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: 30 September 2021