

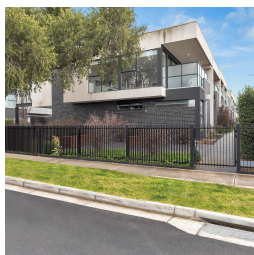
STATEMENT OF INFORMATION

1/115-117 LANDELLS ROAD, PASCOE VALE, VIC 3044

PREPARED BY DAVID ZAMMIT, N7REALESTATE.COM.AU, PHONE: 0411 182 053

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/115-117 LANDELLS ROAD, PASCOE

 3  2  2

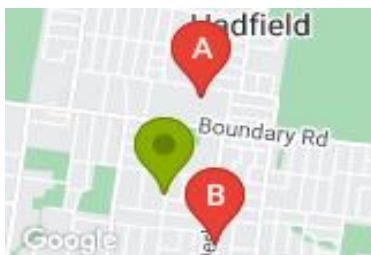
Indicative Selling Price

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

Price Range: \$620,000 to \$660,000

Provided by: David Zammit, N7realestate.com.au

MEDIAN SALE PRICE



PASCOE VALE, VIC, 3044

Suburb Median Sale Price (Unit)

01 October 2021 to 30 September 2022

Provided by:  **pricerfinder**

COMPARABLE PROPERTIES

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.



135/146 BOUNDARY RD, PASCOE VALE, VIC

 3  1  1

Sale Price

\$625,000

Sale Date: 30/08/2022

Distance from Property: 732m



6/134 DERBY ST, PASCOE VALE, VIC 3044

 3  1  1

Sale Price

\$631,000

Sale Date: 04/08/2022

Distance from Property: 497m



This report has been compiled on 24/10/2022 by N7realestate.com.au. Property Data Solutions Pty Ltd 2022 - www.pricerfinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1/115-117 LANDELLS ROAD, PASCOE VALE, VIC 3044

Indicative selling price

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

Price Range:

\$620,000 to \$660,000

Median sale price

Median price

Property type

Unit

Suburb

PASCOE VALE

Period

01 October 2021 to 30 September 2022

Source



Comparable property sales

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.

Address of comparable property

Price

Date of sale

135/146 BOUNDARY RD, PASCOE VALE, VIC 3044	\$625,000	30/08/2022
6/134 DERBY ST, PASCOE VALE, VIC 3044	\$631,000	04/08/2022

This Statement of Information was prepared on:

24/10/2022