

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

3/58 View Street 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2020

to

30 Apr 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 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

8/53-55 Austin Crescent Pascoe Vale VIC 3044	\$542,000	05-Dec-20
3/7 Farrington Street Pascoe Vale VIC 3044	\$556,000	26-Nov-20
5/43 Watt Avenue Oak Park VIC 3046	\$565,000	27-Jan-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 6 months.~~

This Statement of Information was prepared on: 14 May 2021



8/53-55 Austin Crescent Pascoe Vale VIC 3044

2 1 1

Sold Price

\$542,000

Sold Date **05-Dec-20**

Distance

0.24km



3/7 Farrington Street Pascoe Vale VIC 3044

2 1 1

Sold Price

\$556,000

Sold Date **26-Nov-20**

Distance

0.55km



5/43 Watt Avenue Oak Park VIC 3046

2 1 1

Sold Price

\$565,000

Sold Date **27-Jan-21**

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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