

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

20 Prospect 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 May 2019

to

30 Apr 2020

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

11 Olive Grove Pascoe Vale VIC 3044	\$930,000	25-Mar-20
14 Stanley Street Pascoe Vale VIC 3044	\$934,999	14-Mar-20
8 Donnelly Court Pascoe Vale VIC 3044	\$910,000	07-Mar-20

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: 15 May 2020



11 Olive Grove Pascoe Vale VIC 3044

3 1 2

Sold Price

\$930,000 Sold Date **25-Mar-20**

Distance **0.4km**



14 Stanley Street Pascoe Vale VIC 3044

3 1 2

Sold Price

\$934,999 Sold Date **14-Mar-20**

Distance **0.94km**



8 Donnelly Court Pascoe Vale VIC 3044

3 1 2

Sold Price

\$910,000 Sold Date **07-Mar-20**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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