

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

105A/23 CUMBERLAND ROAD PASCOE VALE SOUTH 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

\$329,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,750

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Jan 2023

to

31 Dec 2023

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

209D/23 CUMBERLAND ROAD PASCOE VALE SOUTH VIC 3044	370000	17-Nov-23
208B/23 CUMBERLAND ROAD PASCOE VALE SOUTH VIC 3044		19-Jan-24

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: 29 January 2024

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**209D/23 CUMBERLAND ROAD
 PASCOE VALE SOUTH VIC 3044**

 1  1  1

Sold Price **370000** Sold Date **17-Nov-23**

Distance **0.08km**



**208B/23 CUMBERLAND ROAD
 PASCOE VALE SOUTH VIC 3044**

 1  1  1

Sold Price ^{RS} Sold Date **19-Jan-24**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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