

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

1/21 Caringa 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$998,999

Property type

House

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 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

16 Collings Court Pascoe Vale VIC 3044	\$755,000	21-Aug-21
22 Orvieto Street Coburg North VIC 3058	\$700,000	16-Sep-21
25 Shorts Road Coburg North VIC 3058	-	12-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 6 months.~~

This Statement of Information was prepared on: 30 September 2021



16 Collings Court Pascoe Vale VIC 3044

Sold Price

^{RS} **\$755,000**

Sold Date

21-Aug-21

 3  1  2

Distance

0.36km



22 Orvieto Street Coburg North VIC 3058

Sold Price

^{RS} **\$700,000**

Sold Date

16-Sep-21

 -  -  1

Distance

0.99km



25 Shorts Road Coburg North VIC 3058

Sold Price

- Sold Date

12-Aug-21

 3  1  1

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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