

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

3/35 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,000

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

1/19 Devon Road Pascoe Vale VIC 3044	\$667,000	15-May-21
1/23-25 Sefton Street Pascoe Vale VIC 3044	\$715,000	22-Apr-21
3/17 View Street Pascoe Vale VIC 3044	\$730,000	01-Mar-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: 31 May 2021

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**1/19 Devon Road Pascoe Vale VIC 3044**

Sold Price

RS

\$667,000

Sold Date

15-May-21

3



2



1

Distance

0.09km**1/23-25 Sefton Street Pascoe Vale VIC 3044**

Sold Price

RS

\$715,000

Sold Date

22-Apr-21

3



2



1

Distance

0.16km**3/17 View Street Pascoe Vale VIC 3044**

Sold Price

\$730,000

Sold Date

01-Mar-21

4



2



2

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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