

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and  
postcode 211 Cumberland Road, Pascoe Vale

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$1,000,000 Property type House Suburb Pascoe Vale

Period - From Jan 2024 to June 2024 Source Pricefinder

### 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 six 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. 1/48 Austin Crescent, Pascoe Vale	\$920,000	6.4.24
2. 4/62 Park Street, Pascoe Vale	\$880,000	8.05.24
3. 2/25 Stennis Street, Pascoe Vale	\$895,000	27.04.24

This Statement of Information was prepared on:

29.07.2024