

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

7/48 Railway Parade 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2020

to

31 May 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

| | | |
|------------------------------------------|-----------|-----------|
| 3/44 Railway Parade Pascoe Vale VIC 3044 | \$750,000 | 05-May-21 |
| 1/46 Railway Parade Pascoe Vale VIC 3044 | \$615,000 | 08-May-21 |
| 5/58 Railway Parade Pascoe Vale VIC 3044 | \$650,000 | 28-Feb-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: 10 June 2021



**3/44 Railway Parade Pascoe Vale
VIC 3044**

 2  1  2

Sold Price

^{RS} **\$750,000** Sold Date **05-May-21**

Distance **0.04km**



**1/46 Railway Parade Pascoe Vale
VIC 3044**

 2  1  1

Sold Price

^{RS} **\$615,000** Sold Date **08-May-21**

Distance **0.05km**



**5/58 Railway Parade Pascoe Vale
VIC 3044**

 2  1  1

Sold Price

\$650,000 Sold Date **28-Feb-21**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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