

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

7/1-5 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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Nov 2020

to

31 Oct 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

6/445 Bell Street Pascoe Vale South VIC 3044	\$479,500	05-May-21
2/445 Bell Street Pascoe Vale South VIC 3044	\$455,000	24-Apr-21
4/517 Moreland Road Pascoe Vale South VIC 3044	\$445,000	15-May-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: 23 November 2021



**6/445 Bell Street Pascoe Vale
South VIC 3044**

 2  2  1

Sold Price **\$479,500** Sold Date **05-May-21**

Distance **0.56km**



**2/445 Bell Street Pascoe Vale
South VIC 3044**

 2  2  1

Sold Price **\$455,000** Sold Date **24-Apr-21**

Distance **0.56km**



**4/517 Moreland Road Pascoe Vale
South VIC 3044**

 1  1  1

Sold Price **\$445,000** Sold Date **15-May-21**

Distance **1.62km**

RS = Recent sale UN = Undisclosed Sale

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