

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

1/43 PARK 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jul 2021

to

30 Jun 2022

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

1/18 FAWKNER ROAD PASCOE VALE VIC 3044	\$790,000	14-Jun-22
4/95 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$778,000	02-Jun-22
1/97 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$800,000	31-May-22

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.

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1/18 FAWKNER ROAD PASCOE VALE VIC 3044

 3  3  2

Sold Price

^{RS} **\$790,000**

Sold Date

14-Jun-22

Distance

0.63km



4/95 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044

 3  2  2

Sold Price

\$778,000

Sold Date

02-Jun-22

Distance

0.85km



1/97 CUMBERLAND ROAD PASCOE VALE VIC 3044

 3  3  2

Sold Price

\$800,000

Sold Date

31-May-22

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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