

## 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

8/53-55 Austin Crescent Pascoe Vale VIC 3044

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2019

to

31 Oct 2020

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

2/1 Snell Grove Pascoe Vale VIC 3044	\$550,000	05-May-20
3/1 Archibald Street Pascoe Vale VIC 3044	\$585,000	22-Oct-20
3/37 Watt Avenue Oak Park VIC 3046	\$553,000	01-Jul-20

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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**2/1 Snell Grove Pascoe Vale VIC 3044**

2 1 1

Sold Price **\$550,000** Sold Date **05-May-20**

Distance **0.51km**



**3/1 Archibald Street Pascoe Vale VIC 3044**

2 1 1

Sold Price <sup>RS</sup> **\$585,000** Sold Date **22-Oct-20**

Distance **0.69km**



**3/37 Watt Avenue Oak Park VIC 3046**

2 1 1

Sold Price **\$553,000** Sold Date **01-Jul-20**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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