

## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 2/41 Danin Street, 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 \$\*540,000 & \$580,000

#### Median sale price

Median price \$595,000 Property Type Unit Suburb Pascoe Vale

Period - From 25/06/2021 to 25/06/2021 Source REA

#### 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 28/22-26 Pascoe Street, Pascoe Vale Vic 3044	\$580,000	26/06/2021
2 5/12 Stewart Street, Pascoe Vale Vic 3044	\$595,000	27/05/2021
3 7/121-123 Northumberland Pascoe Vale Vic 3044	\$508,000	13/05/2021

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 six months.

This Statement of Information was prepared on: 29/06/2021