

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

15 Douglas Street, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$810,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/10/2020 to 31/12/2020 Source REIV

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	2/6 Plymouth Av PASCOE VALE 3044	\$830,000	23/07/2020
2	4/47 Park St PASCOE VALE 3044	\$810,000	10/12/2020
3	20 Caringa St PASCOE VALE 3044	\$775,000	16/12/2020

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:

18/01/2021 18:27



 3  2  2

Property Type: Townhouse
(Single)

Land Size: 159 sqm approx

Agent Comments

Comparable Properties



2/6 Plymouth Av PASCOE VALE 3044 (REI)

Agent Comments

 3  2  2

Price: \$830,000

Method: Auction Sale

Date: 23/07/2020

Rooms: 4

Property Type: Townhouse (Res)



4/47 Park St PASCOE VALE 3044 (REI)

Agent Comments

 3  3  2

Price: \$810,000

Method: Private Sale

Date: 10/12/2020

Rooms: 6

Property Type: Townhouse (Res)



20 Caringa St PASCOE VALE 3044 (REI)

Agent Comments

 3  2  2

Price: \$775,000

Method: Sold Before Auction

Date: 16/12/2020

Property Type: Townhouse (Res)