Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	12/17-19 Northumberland Road, Pascoe Vale Vic 3044
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$520,000	&	\$540,000
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Median sale price

Median price	\$655,000	Pro	perty Type	Jnit		Suburb	Pascoe Vale
Period - From	01/10/2020	to	31/12/2020	S	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	2/216 Derby St PASCOE VALE 3044	\$548,000	27/11/2020
2	2/17 Bristol Rd PASCOE VALE 3044	\$542,000	01/10/2020
3	5/242-244 Boundary Rd PASCOE VALE 3044	\$510,000	20/12/2020

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:	30/01/2021 16:27



Date of sale



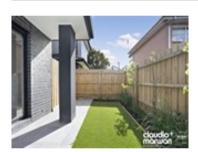
Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$520,000 - \$540,000 Median Unit Price December quarter 2020: \$655,000



Property Type: Townhouse Agent Comments

Comparable Properties



2/216 Derby St PASCOE VALE 3044 (REI)

- 2





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Price: \$548,000

Method: Sold Before Auction

Date: 27/11/2020

Property Type: Townhouse (Res) **Land Size:** 72 sqm approx

Agent Comments



2/17 Bristol Rd PASCOE VALE 3044 (REI)

---| 2







Agent Comments

Price: \$542,000 Method: Private Sale Date: 01/10/2020 Property Type: Unit



5/242-244 Boundary Rd PASCOE VALE 3044

(REI)

— 2



Price: \$510,000 Method: Auction Sale Date: 20/12/2020

Property Type: Townhouse (Res)

Agent Comments

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



