

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

3/216 Derby 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

\$597,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Other

Suburb

Pascoe Vale

Period-from

01 Dec 2019

to

30 Nov 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

15/16-18 Pascoe Street Pascoe Vale VIC 3044	\$565,000	12-Aug-20
7/297A Cumberland Road Pascoe Vale VIC 3044	\$590,000	17-Jun-20
40 Merbein Street Pascoe Vale VIC 3044	\$685,000	27-Oct-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.~~

This Statement of Information was prepared on: 03 December 2020



15/16-18 Pascoe Street Pascoe Vale VIC 3044

Sold Price

\$565,000

Sold Date

12-Aug-20

 3  1  1

Distance

1.27km



7/297A Cumberland Road Pascoe Vale VIC 3044

Sold Price

\$590,000

Sold Date

17-Jun-20

 2  1  1

Distance

0.77km



40 Merbein Street Pascoe Vale VIC 3044

Sold Price

\$685,000

Sold Date

27-Oct-20

 3  2  2

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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