

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

2/18 Fawkner Road 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

\$829,000

&

or range
between

\$

Median sale price

(*Delete house or unit as applicable)

Median Price

\$998,999

Property type

Other

Suburb

Pascoe Vale

Period-from

01 Sep 2020

to

31 Aug 2021

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

1C Colorado Street Pascoe Vale VIC 3044	\$900,000	03-Aug-21
2/95 Northumberland Road Pascoe Vale VIC 3044	\$852,000	15-Sep-21
4/19 Arndt Road Pascoe Vale VIC 3044	\$798,500	23-Jul-21

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: 28 September 2021



1C Colorado Street Pascoe Vale VIC 3044 Sold Price **\$900,000** Sold Date **03-Aug-21**

 3  2  2

Distance **0.92km**



2/95 Northumberland Road Pascoe Vale VIC 3044 Sold Price ^{RS} **\$852,000** Sold Date **15-Sep-21**

 3  2  2

Distance **0.77km**



4/19 Arndt Road Pascoe Vale VIC 3044 Sold Price **\$798,500** Sold Date **23-Jul-21**

 3  2  2

Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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