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	2/21 Caringa 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	$595,000	&	$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$657,000	Property type	Unit	Suburb	Pascoe Vale
Period-from	01 Nov 2020	to	31 Oct 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
3/186A Derby Street Pascoe Vale VIC 3044	$600,500	15-Oct-21
4/292 Cumberland Road Pascoe Vale VIC 3044	$620,000	20-Sep-21
6/99 Kent Road Pascoe Vale VIC 3044	$610,000	09-Sep-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: 16 November 2021

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3/186A Derby Street Pascoe Vale VIC 3044

2 1 1

Sold Price RS **$600,500** Sold Date **15-Oct-21**

Distance **0.37km**

4/292 Cumberland Road Pascoe Vale VIC 3044

2 1 1

Sold Price **$620,000** Sold Date **20-Sep-21**

Distance **0.69km**

6/99 Kent Road Pascoe Vale VIC 3044

2 1 1

Sold Price **$610,000** Sold Date **09-Sep-21**

Distance **0.84km**

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

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