

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

1/19-21 Raeburn 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2018

to

31 Oct 2019

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

1/43 Landells Road Pascoe Vale VIC 3044	\$560,000	21-Sep-19
2/8 Ormond Street Pascoe Vale VIC 3044	\$550,500	25-May-19
1/265 Gaffney Street Pascoe Vale VIC 3044	\$542,500	24-Aug-19

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: 20 November 2019



1/43 Landells Road Pascoe Vale VIC 3044 Sold Price **\$560,000** Sold Date **21-Sep-19**

 2  1  2

Distance **0.18km**



2/8 Ormond Street Pascoe Vale VIC 3044 Sold Price **\$550,500** Sold Date **25-May-19**

 2  1  1

Distance **0.38km**



1/265 Gaffney Street Pascoe Vale VIC 3044 Sold Price **\$542,500** Sold Date **24-Aug-19**

 2  2  1

Distance **0.46km**



2/6-8 Keogh Court Pascoe Vale VIC 3044 Sold Price **\$480,000** Sold Date **13-Jun-19**

 2  1  1

Distance **0.11km**



10C Olive Grove Pascoe Vale VIC 3044 Sold Price **\$646,000** Sold Date **10-Sep-19**

 3  2  1

Distance **0.35km**



3/12 Surrey Street Pascoe Vale VIC 3044 Sold Price **\$430,000** Sold Date **27-Sep-19**

 2  1  1

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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8/95 Sussex Street Pascoe Vale VIC 3044 Sold Price **\$487,500** Sold Date **13-Aug-19**

2 1 1

Distance **0.47km**



2/340 Gaffney Street Pascoe Vale VIC 3044 Sold Price **\$590,000** Sold Date **26-Oct-19**

2 1 1

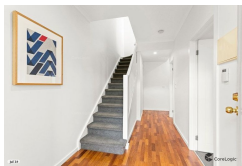
Distance **0.49km**



2/15 Downs Street Pascoe Vale VIC 3044 Sold Price **\$611,000** Sold Date **16-Sep-19**

2 1 1

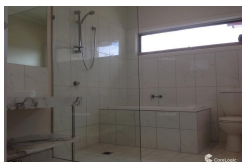
Distance **0.54km**



2/2 Windsor Street Pascoe Vale VIC 3044 Sold Price **\$577,500** Sold Date **20-May-19**

2 1 1

Distance **0.54km**



2/22 Irvine Street Pascoe Vale VIC 3044 Sold Price **\$750,000** Sold Date **26-Oct-19**

3 2 2

Distance **0.54km**



2/49 Warwick Road Pascoe Vale VIC 3044 Sold Price **\$590,000** Sold Date **21-Sep-19**

2 1 1

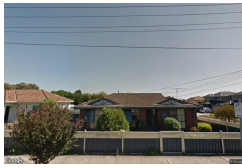
Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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1/18 Dorset Road Pascoe Vale VIC 3044

Sold Price

\$517,000

Sold Date

05-Oct-19

 2  1  1

Distance

0.68km



2/3 Irvine Street Pascoe Vale VIC 3044

Sold Price

\$690,000

Sold Date

30-Jun-19

 3  1  1

Distance

0.69km



65 Cumberland Road Pascoe Vale VIC 3044

Sold Price

\$522,000

Sold Date

27-Jun-19

 2  1  1

Distance

0.71km



5/103 Sussex Street Pascoe Vale VIC 3044

Sold Price

\$525,000

Sold Date

12-Aug-19

 3  2  1

Distance

0.46km

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