

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

G01D/23 Cumberland Road Pascoe Vale South 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Sep 2018

to

31 Aug 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

101B/23 Cumberland Road Pascoe Vale South VIC 3044	\$470,000	14-May-19
202A/23 Cumberland Road Pascoe Vale South VIC 3044	\$488,000	26-Jun-19
G06D/23 Cumberland Road Pascoe Vale South VIC 3044	\$480,000	19-Jul-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: 16 September 2019



**101B/23 Cumberland Road Pascoe
Vale South VIC 3044**

Sold Price

\$470,000

Sold Date

14-May-19



2



2



1

Distance

-



**202A/23 Cumberland Road Pascoe
Vale South VIC 3044**

Sold Price

^{RS} **\$488,000**

Sold Date

26-Jun-19



2



2



1

Distance

-

**G06D/23 Cumberland Road Pascoe
Vale South VIC 3044**

Sold Price

\$480,000

Sold Date

19-Jul-19



2



2



1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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