

## 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

40 Merbein Street Pascoe Vale VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Aug 2019

to

31 Jul 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

2/6 Plymouth Avenue Pascoe Vale VIC 3044	\$830,000	23-Jul-20
3/12 Joffre Road Pascoe Vale VIC 3044	\$722,500	08-Jul-20
1/216 Derby Street Pascoe Vale VIC 3044	\$740,000	14-May-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: 26 August 2020



**2/6 Plymouth Avenue Pascoe Vale VIC 3044**

Sold Price

RS

**\$830,000**

Sold Date

**23-Jul-20**

 3  2  2

Distance

**0.79km**



**3/12 Joffre Road Pascoe Vale VIC 3044**

Sold Price

RS

**\$722,500**

Sold Date

**08-Jul-20**

 3  2  1

Distance

**0.8km**



**1/216 Derby Street Pascoe Vale VIC 3044**

Sold Price

**\$740,000**

Sold Date

**14-May-20**

 3  2  2

Distance

**0.02km**

RS = Recent sale

UN = Undisclosed Sale

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