

## 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

6/48 Railway Parade 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

\$650,000

&

\$700,000

### 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

3/8 Bothwell Street Pascoe Vale VIC 3044	\$680,000	25-Aug-21
3/37 Arndt Road Pascoe Vale VIC 3044	\$675,000	12-Oct-21
2/12 Callander Road Pascoe Vale VIC 3044	\$645,000	03-Oct-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: 23 November 2021

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**3/8 Bothwell Street Pascoe Vale VIC 3044** 2  1  2

Sold Price

**\$680,000**

Sold Date

**25-Aug-21**

Distance

**0.35km****3/37 Arndt Road Pascoe Vale VIC 3044** 2  1  1

Sold Price

**\$675,000**

Sold Date

**12-Oct-21**

Distance

**0.77km****2/12 Callander Road Pascoe Vale VIC 3044** 2  1  1

Sold Price

<sup>RS</sup> **\$645,000**

Sold Date

**03-Oct-21**

Distance

**1.05km**

RS = Recent sale

UN = Undisclosed Sale

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