

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

3/271 OHEA STREET 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

\$250,000

&

\$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$726,000

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Apr 2021

to

31 Mar 2022

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

7/1-5 CUMBERLAND ROAD PASCOE VALE SOUTH VIC 3044	\$433,500	28-Jan-22
G05C/23 CUMBERLAND ROAD PASCOE VALE SOUTH VIC 3044	\$385,000	08-Dec-21
12/271 OHEA STREET PASCOE VALE SOUTH VIC 3044	\$249,000	24-Apr-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: 20 April 2022



**7/1-5 CUMBERLAND ROAD
PASCOE VALE SOUTH VIC 3044**

 2  1  1

Sold Price

^{RS} **\$433,500**

Sold Date

28-Jan-22

Distance

0.54km



**G05C/23 CUMBERLAND ROAD
PASCOE VALE SOUTH VIC 3044**

 2  -  -

Sold Price

\$385,000

Sold Date

08-Dec-21

Distance

0.51km



**12/271 OHEA STREET PASCOE
VALE SOUTH VIC 3044**

 1  1  1

Sold Price

\$249,000

Sold Date

24-Apr-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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