

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

2/137 NORTHUMBERLAND ROAD 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2023

to

31 Dec 2023

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

4/3-5 HUBERT AVENUE GLENROY VIC 3046

\$620,000

14-Oct-23

2/43 COSMOS STREET GLENROY VIC 3046

\$600,000

12-Dec-23

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: 25 January 2024

**4/3-5 HUBERT AVENUE GLENROY
VIC 3046**

Sold Price

\$620,000

Sold Date

14-Oct-23

3



1



1

Distance

1.3km**2/43 COSMOS STREET GLENROY
VIC 3046**

Sold Price

^{RS}**\$600,000**

Sold Date

12-Dec-23

3



1



1

Distance

1.7km**RS** = Recent sale**UN** = Undisclosed Sale

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