

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

4/27 Alpine Grove 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

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2020

to

28 Feb 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

2/103 Cumberland Road Pascoe Vale VIC 3044	\$615,000	17-Feb-21
411A Gaffney Street Pascoe Vale VIC 3044	\$612,000	10-Jan-21
1 Birch Court Pascoe Vale VIC 3044	\$580,000	17-Feb-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: 16 March 2021



2/103 Cumberland Road Pascoe Vale VIC 3044

2 1 1

Sold Price

^{RS} **\$615,000**

Sold Date

17-Feb-21

Distance

0.67km



411A Gaffney Street Pascoe Vale VIC 3044

2 1 1

Sold Price

\$612,000

Sold Date

10-Jan-21

Distance

0.86km



1 Birch Court Pascoe Vale VIC 3044

2 1 1

Sold Price

^{RS} **\$580,000**

Sold Date

17-Feb-21

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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