

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

1-3 / 57 Park Street, Pascoe Vale

Indicative selling price

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

Unit type or class		Lower price		Higher price
3 Bedroom Unit				
Unit 1	Or range between	\$940,000	&	\$990,000
Unit 2 (SOLD)	Or range between	\$950,000	&	\$1,045,000
Unit 3	Or range between	1,050,000	&	1,100,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$635,000

Suburb

Pascoe Vale

Period - From

Dec 2022

To

Feb 2023

Source

PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. Three bedroom units

Address of comparable unit	Price	Date of sale
1. 3/40 View Street, Pascoe Vale	\$990,000	15.3.23
2. 27A Archibald Street, Pascoe Vale	\$965,000	7.2.23

This Statement of Information was prepared on:

17.03.2023

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

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