

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 2B Caringa Street 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 \$800,000

or range between \$

&

\$

Median sale price

Median price \$650,500

Property type Unit

Suburb Pascoe Vale

Period - From 01 Sep 2020

to

31 Aug 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 six 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
2A Caringa Street Pascoe Vale VIC 3044	\$800,000	27-Jun-21
4/30 Alexandra Street Pascoe Vale VIC 3044	\$775,000	20-May-21
2/13 Lorensen Avenue Coburg North VIC 3058	\$750,000	28-Jun-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 six months.~~

This Statement of Information was prepared on: 01 September 2021