

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 12/17-19 Northumberland Road, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$540,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/10/2020 to 31/12/2020 Source REIV

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
1	2/216 Derby St PASCOE VALE 3044	\$548,000	27/11/2020
2	2/17 Bristol Rd PASCOE VALE 3044	\$542,000	01/10/2020
3	5/242-244 Boundary Rd PASCOE VALE 3044	\$510,000	20/12/2020

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: 30/01/2021 16:27



Property Type: Townhouse

Agent Comments

Comparable Properties



2/216 Derby St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$548,000

Method: Sold Before Auction

Date: 27/11/2020

Property Type: Townhouse (Res)

Land Size: 72 sqm approx



2/17 Bristol Rd PASCOE VALE 3044 (REI)

Agent Comments



Price: \$542,000

Method: Private Sale

Date: 01/10/2020

Property Type: Unit



5/242-244 Boundary Rd PASCOE VALE 3044 (REI)

Agent Comments



Price: \$510,000

Method: Auction Sale

Date: 20/12/2020

Property Type: Townhouse (Res)