

## 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

37 Shanley Street Pascoe Vale VIC 3044

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2019

to

31 May 2020

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

3/191 Derby Street Pascoe Vale VIC 3044	\$611,000	04-Feb-20
4/137 Northumberland Road Pascoe Vale VIC 3044	\$577,000	12-Dec-19
5/137 Northumberland Road Pascoe Vale VIC 3044	\$630,000	14-Mar-20

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: 01 June 2020



**3/191 Derby Street Pascoe Vale VIC 3044** Sold Price **\$611,000** Sold Date **04-Feb-20**

 3  1  1

Distance **0.58km**



**4/137 Northumberland Road Pascoe Vale VIC 3044** Sold Price **\$577,000** Sold Date **12-Dec-19**

 3  2  1

Distance **0.73km**



**5/137 Northumberland Road Pascoe Vale VIC 3044** Sold Price **\$630,000** Sold Date **14-Mar-20**

 3  2  2

Distance **0.73km**

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

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