Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 57 Northumberland Road, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	1 \$1,280,000		&		\$1,380,000			
Median sale price								
Median price	\$1,070,000	Pro	Property Type Hous		se		Suburb	Pascoe Vale
Period - From	03/02/2024	to	02/02/2025		So	urce	Property	/ Data

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.

Ado	dress of comparable property	Price	Date of sale
1	31a Lind St STRATHMORE 3041	\$1,345,000	07/12/2024
2	34 Sylvan Gr PASCOE VALE 3044	\$1,340,000	01/11/2024
3	7a Merbein St PASCOE VALE 3044	\$1,295,000	28/08/2024

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:

03/02/2025 11:26









Property Type: Agent Comments Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price 03/02/2024 - 02/02/2025: \$1,070,000

Comparable Properties

31a Lind St STRATHMORE 3041 (REI/VG) Image: A image: Base of the strength of the strenge strengt of the strength of the strength of the stren	Agent Comments
34 Sylvan Gr PASCOE VALE 3044 (REI/VG) 3 2 2 Price: \$1,340,000 Method: Auction Sale Date: 01/11/2024 Property Type: House Land Size: 546 sqm approx	Agent Comments
7a Merbein St PASCOE VALE 3044 (REI/VG) 4 3 2 Price: \$1,295,000 Method: Private Sale Date: 28/08/2024 Property Type: Townhouse (Res) Land Size: 294 sqm approx	Agent Comments

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.