## 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



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