

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

4/107 CUMBERLAND ROAD 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

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2021

to

31 Mar 2022

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

7/113 LANDELLS ROAD PASCOE VALE VIC 3044	\$600,000	16-Feb-22
3/113 LANDELLS ROAD PASCOE VALE VIC 3044	\$585,000	04-Oct-21
2/422 GAFFNEY STREET PASCOE VALE VIC 3044	\$582,000	08-Nov-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 6 months.

This Statement of Information was prepared on: 04 April 2022



7/113 LANDELLS ROAD PASCOE VALE VIC 3044

 2  2  1

Sold Price

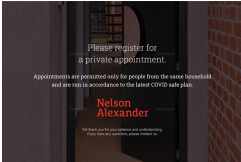
^{RS} **\$600,000**

Sold Date

16-Feb-22

Distance

0.91km



3/113 LANDELLS ROAD PASCOE VALE VIC 3044

 2  2  1

Sold Price

\$585,000

Sold Date

04-Oct-21

Distance

0.92km



2/422 GAFFNEY STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price

\$582,000

Sold Date

08-Nov-21

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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