

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

3/1 Archibald Street 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

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Oct 2019

to

30 Sep 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

2/375 Gaffney Street Pascoe Vale VIC 3044	\$595,000	30-Jul-20
4/61 Park Street Pascoe Vale VIC 3044	\$595,000	16-May-20
2/1 Snell Grove Pascoe Vale VIC 3044	\$550,000	05-May-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: 03 October 2020



2/375 Gaffney Street Pascoe Vale VIC 3044

2 1 1

Sold Price

\$595,000

Sold Date

30-Jul-20

Distance

0.32km



4/61 Park Street Pascoe Vale VIC 3044

2 1 1

Sold Price

Sold Date

16-May-20

Distance

1.03km



2/1 Snell Grove Pascoe Vale VIC 3044

2 1 1

Sold Price

\$550,000

Sold Date

05-May-20

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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