

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

7/18 Austin Crescent 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jul 2020

to

30 Jun 2021

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

4/14-16 Grover Street Pascoe Vale VIC 3044	\$620,000	22-Jun-21
2/62 Pleasant Street Pascoe Vale VIC 3044	\$585,000	26-Jun-21
5/422 Gaffney Street Pascoe Vale VIC 3044	\$560,000	12-Jun-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: 06 July 2021



**4/14-16 Grover Street Pascoe Vale
VIC 3044**

 2  1  1

Sold Price

^{RS} **\$620,000**

Sold Date

22-Jun-21

Distance

0.23km



**2/62 Pleasant Street Pascoe Vale
VIC 3044**

 2  1  1

Sold Price

^{RS} **\$585,000**

Sold Date

26-Jun-21

Distance

0.31km



**5/422 Gaffney Street Pascoe Vale
VIC 3044**

 2  1  1

Sold Price

^{RS} **\$560,000**

Sold Date

12-Jun-21

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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