

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

2/62 CORNWALL 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

or range
between

\$697,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2022

to

31 May 2023

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

2/103 KENT ROAD PASCOE VALE VIC 3044	\$700,000	07-Mar-23
1/29 SNELL GROVE PASCOE VALE VIC 3044	\$742,000	18-Mar-23
1/1A PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$810,000	23-Jun-23

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: 28 June 2023



2/103 KENT ROAD PASCOE VALE VIC 3044

Sold Price

\$700,000

Sold Date

07-Mar-23


3



1



2

Distance

0.43km


1/29 SNELL GROVE PASCOE VALE VIC 3044

Sold Price

\$742,000

Sold Date

18-Mar-23


3



1



1

Distance

0.65km


1/1A PLYMOUTH AVENUE PASCOE VALE VIC 3044

Sold Price

^{RS} **\$810,000**

Sold Date

23-Jun-23


3



2



1

Distance

0.6km
RS = Recent sale

UN = Undisclosed Sale

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