

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 2 Sims Street Pascoe Vale 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 \$890,000 & \$970,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Pascoe Vale

Period - From October 2021 to September 2022 Source REA

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.

Address of comparable property	Price	Date of sale
1 7 Merbein Street Pascoe Vale 3044	\$980,000	11/08/2022
2 92 Kent Road Pascoe Vale 3044	\$860,000	01/10/2022
3 34 Warwick Road Pascoe Vale 3044	\$1,050,000	17/09/2022

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: 18/10/2022