

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

2/69 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

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2020

to

30 Apr 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

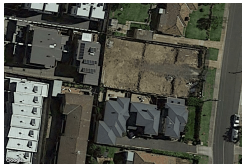
Date of sale

3/5 Northumberland Road Pascoe Vale VIC 3044	\$557,500	23-Mar-21
2/186A Derby Street Pascoe Vale VIC 3044	\$550,000	07-Apr-21
6/10 Bristol Road Pascoe Vale VIC 3044	\$550,000	03-Jan-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: 10 May 2021



3/5 Northumberland Road Pascoe Vale VIC 3044

2 1 1

Sold Price

\$557,500

Sold Date

23-Mar-21

Distance

0.67km



2/186A Derby Street Pascoe Vale VIC 3044

2 1 1

Sold Price

^{RS} **\$550,000**

Sold Date

07-Apr-21

Distance

1.66km



6/10 Bristol Road Pascoe Vale VIC 3044

2 2 2

Sold Price

\$550,000

Sold Date

03-Jan-21

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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