

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

4/97 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

\$715,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2021

to

28 Feb 2022

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

2/325 OHEA STREET PASCOE VALE SOUTH VIC 3044	\$740,000	22-Nov-21
14/17-19 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$740,000	10-Dec-21
4/15 FAWKNER ROAD PASCOE VALE VIC 3044	\$710,000	18-Oct-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: 09 March 2022

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2/325 OHEA STREET PASCOE VALE SOUTH VIC 3044

2 2 1

Sold Price **\$740,000** Sold Date **22-Nov-21**

Distance **0.54km**



14/17-19 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044

2 2 1

Sold Price Sold Date **10-Dec-21**

Distance **0.64km**



4/15 FAWKNER ROAD PASCOE VALE VIC 3044

2 2 1

Sold Price **\$710,000** Sold Date **18-Oct-21**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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