

# 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

6 Sunbeam Street, Pascoe Vale Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,060,000

Property Type House

Suburb Pascoe Vale

Period - From 01/04/2021

to

30/06/2021

Source REIV

### 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	12 Sunbeam St PASCOE VALE 3044	\$1,500,000	30/03/2021
2			
3			

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:

02/09/2021 11:43

6 Sunbeam Street, Pascoe Vale Vic 3044



Peter Leahy  
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**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

June quarter 2021: \$1,060,000



3   2   2

**Rooms:** 5

**Property Type:** House

**Land Size:** 490 sqm approx

Agent Comments

## Comparable Properties



12 Sunbeam St PASCOE VALE 3044 (REI)

Agent Comments

4   2   2

**Price:** \$1,500,000

**Method:** Sold Before Auction

**Date:** 30/03/2021

**Property Type:** House (Res)

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.

**Account** - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



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