

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

7/113 Landells 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2020

to

31 Oct 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

3/113 Landells Road Pascoe Vale VIC 3044	\$585,000	04-Oct-21
6/99 Kent Road Pascoe Vale VIC 3044	\$610,000	09-Sep-21
3/186A Derby Street Pascoe Vale VIC 3044	\$600,500	15-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: 04 November 2021



3/113 Landells Road Pascoe Vale VIC 3044

 2  2  1

Sold Price

^{RS}

\$585,000

Sold Date

04-Oct-21

Distance

0.03km



6/99 Kent Road Pascoe Vale VIC 3044

 2  1  1

Sold Price

\$610,000

Sold Date

09-Sep-21

Distance

0.22km



3/186A Derby Street Pascoe Vale VIC 3044

 2  1  1

Sold Price

^{RS}

\$600,500

Sold Date

15-Oct-21

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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