

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

2/379 Reynard Street Pascoe Vale South 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,350

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Jan 2020

to

31 Dec 2020

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

3/16 Westgate Street Pascoe Vale South VIC 3044	\$605,000	12-Dec-20

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: 20 January 2021



**3/16 Westgate Street Pascoe Vale
South VIC 3044**

Sold Price

^{RS}

\$605,000

Sold Date

12-Dec-20

 2

 1

 2

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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