

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

29/22-26 Pascoe Street 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

\$460,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2018

to

31 Oct 2019

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

4/19 Bristol Road Pascoe Vale VIC 3044	\$475,000	21-Sep-19
25/22-26 Pascoe Street Pascoe Vale VIC 3044	\$510,000	14-May-19
14/22-26 Pascoe Street Pascoe Vale VIC 3044	\$495,000	17-Aug-19

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: 25 November 2019



4/19 Bristol Road Pascoe Vale VIC 3044

Sold Price

\$475,000

Sold Date

21-Sep-19

 2  1  1

Distance

0.42km



25/22-26 Pascoe Street Pascoe Vale VIC 3044

Sold Price

\$510,000

Sold Date

14-May-19

 2  1  1

Distance

0.02km



14/22-26 Pascoe Street Pascoe Vale VIC 3044

Sold Price

\$495,000

Sold Date

17-Aug-19

 2  1  1

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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