

## 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

4/8 Farrington 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2020

to

30 Apr 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

|   |           |           |
|---|-----------|-----------|
| 5/12 Stewart Street Pascoe Vale VIC 3044  | \$595,000 | 27-May-21 |
| 3/3 McCracken Avenue Pascoe Vale VIC 3044 | \$600,000 | 10-Mar-21 |
| 1/46 Railway Parade Pascoe Vale VIC 3044  | \$615,000 | 08-May-21 |

OR

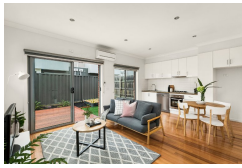
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 31 May 2021

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**5/12 Stewart Street Pascoe Vale  
VIC 3044** 2  1  1

Sold Price

<sup>RS</sup> **\$595,000** Sold Date **27-May-21**Distance **0.1km****3/3 McCracken Avenue Pascoe Vale  
VIC 3044** 2  1  1

Sold Price

**\$600,000** Sold Date **10-Mar-21**Distance **0.34km****1/46 Railway Parade Pascoe Vale  
VIC 3044** 2  1  1

Sold Price

<sup>RS</sup> **\$615,000** Sold Date **08-May-21**Distance **0.24km****RS** = Recent sale**UN** = Undisclosed Sale

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