

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

108B/23 CUMBERLAND ROAD 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,750

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Jan 2023

to

31 Dec 2023

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

208B/23 CUMBERLAND ROAD PASCOE VALE SOUTH VIC 3044	\$330,000	19-Jan-24
108/316 PASCOE VALE ROAD ESSENDON VIC 3040	\$320,000	04-Aug-23
209D/23 CUMBERLAND ROAD PASCOE VALE SOUTH VIC 3044	\$370,000	17-Nov-23

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: 23 January 2024



**208B/23 CUMBERLAND ROAD
PASCOE VALE SOUTH VIC 3044**

 1  1  1

Sold Price ^{RS} **\$330,000** Sold Date **19-Jan-24**

Distance **0.08km**



**108/316 PASCOE VALE ROAD
ESSENDON VIC 3040**

 1  1  1

Sold Price **\$320,000** Sold Date **04-Aug-23**

Distance **1.53km**



**209D/23 CUMBERLAND ROAD
PASCOE VALE SOUTH VIC 3044**

 1  1  1

Sold Price **\$370,000** Sold Date **17-Nov-23**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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