

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

1/13 Callander 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Sep 2019

to

31 Aug 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

5/375 Gaffney Street Pascoe Vale VIC 3044	\$639,000	25-Jul-20
2/249 Derby Street Pascoe Vale VIC 3044	\$652,000	20-Jun-20
6/20 Austin Crescent Pascoe Vale VIC 3044	\$787,000	05-May-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: 14 September 2020



**5/375 Gaffney Street Pascoe Vale
VIC 3044**

 3  1  1

Sold Price

^{RS}

\$639,000

Sold Date

25-Jul-20

Distance

1.51km



**2/249 Derby Street Pascoe Vale
VIC 3044**

 2  1  1

Sold Price

\$652,000

Sold Date

20-Jun-20

Distance

1.61km



**6/20 Austin Crescent Pascoe Vale
VIC 3044**

 3  2  2

Sold Price

\$787,000

Sold Date

05-May-20

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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