

## 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

G02/15 Pascoe 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

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2018

to

31 Aug 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

207/15 Pascoe Street Pascoe Vale VIC 3044	\$420,000	29-Aug-19
234A Boundary Road Pascoe Vale VIC 3044	\$450,000	08-Aug-19
6/297A Cumberland Road Pascoe Vale VIC 3044	\$490,000	30-Jul-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: 13 September 2019

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**207/15 Pascoe Street Pascoe Vale VIC 3044**

Sold Price **\$420,000** Sold Date **29-Aug-19**

 2  2  1

Distance -



**234A Boundary Road Pascoe Vale VIC 3044**

Sold Price **\$450,000** Sold Date **08-Aug-19**

 2  1  1

Distance **0.29km**



**6/297A Cumberland Road Pascoe Vale VIC 3044**

Sold Price **\$490,000** Sold Date **30-Jul-19**

 2  1  1

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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