

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

2/249 Derby 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

\$499,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2019

to

30 Apr 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

6/71 South Street Hadfield VIC 3046	\$518,000	28-Feb-20
4/33 Merlyn Street Coburg North VIC 3058	\$507,800	13-Apr-20
3/16-18 Pascoe Street Pascoe Vale VIC 3044	\$520,000	23-Dec-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: 29 May 2020



6/71 South Street Hadfield VIC 3046

Sold Price **\$518,000** Sold Date **28-Feb-20**

2 1 1

Distance **0.33km**



4/33 Merlyn Street Coburg North VIC 3058

Sold Price **\$507,800** Sold Date **13-Apr-20**

2 1 1

Distance **1.08km**



3/16-18 Pascoe Street Pascoe Vale VIC 3044

Sold Price **\$520,000** Sold Date **23-Dec-19**

2 1 1

Distance **1.19km**

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

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