

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

3/30 Cornwall 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

\$745,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2020

to

31 Dec 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

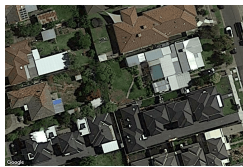
Date of sale

4/47 Park Street Pascoe Vale VIC 3044	\$810,000	-
20 Caringa Street Pascoe Vale VIC 3044	\$775,000	16-Dec-20
5/18 Callander Road Pascoe Vale VIC 3044	\$745,000	28-Nov-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: 27 January 2021



4/47 Park Street Pascoe Vale VIC 3044

Sold Price

\$810,000

Sold Date

-



-



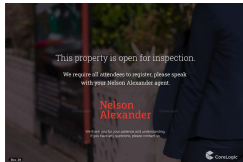
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-

Distance

1.3km



20 Caringa Street Pascoe Vale VIC 3044

Sold Price

^{RS}

\$775,000

Sold Date

16-Dec-20



3



2



3

Distance

1.16km



5/18 Callander Road Pascoe Vale VIC 3044

Sold Price

^{RS}

\$745,000

Sold Date

28-Nov-20



3



1



2

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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