

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

2/427 BELL STREET 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 May 2021

to

30 Apr 2022

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

2/89 SUSSEX STREET PASCOE VALE VIC 3044	\$500,000	11-Apr-22
19/80 HOPETOUN AVENUE BRUNSWICK WEST VIC 3055	\$490,000	08-Mar-22
4/7 FAWKNER ROAD PASCOE VALE VIC 3044	\$500,000	30-Mar-22

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: 21 May 2022

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**2/89 SUSSEX STREET PASCOE
VALE VIC 3044** 2  1  1

Sold Price

^{RS} **\$500,000** Sold Date **11-Apr-22**Distance **0.99km****19/80 HOPETOUN AVENUE
BRUNSWICK WEST VIC 3055** 2  2  1

Sold Price

\$490,000 Sold Date **08-Mar-22**Distance **1.75km****4/7 FAWKNER ROAD PASCOE
VALE VIC 3044** 2  1  1

Sold Price

\$500,000 Sold Date **30-Mar-22**Distance **1.71km****RS** = Recent sale**UN** = Undisclosed Sale

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