

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

2/12 Stewart 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

\$645,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Dec 2020

to

30 Nov 2021

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

3/16-18 Arnold Court Pascoe Vale VIC 3044	\$750,000	23-Nov-21
4/69 Cumberland Road Pascoe Vale VIC 3044	\$700,500	19-Nov-21
3/1 Danin Street Pascoe Vale VIC 3044	\$640,000	20-Nov-21

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 December 2021



3/16-18 Arnold Court Pascoe Vale VIC 3044

Sold Price

^{RS}

\$750,000

Sold Date

23-Nov-21

 2

 1

 1

Distance

0.99km



4/69 Cumberland Road Pascoe Vale VIC 3044

Sold Price

^{RS}

\$700,500

Sold Date

19-Nov-21

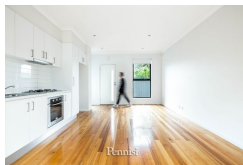
 2

 2

 1

Distance

1.15km



3/1 Danin Street Pascoe Vale VIC 3044

Sold Price

^{RS}

\$640,000

Sold Date

20-Nov-21

 2

 2

 1

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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