

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 4/18 Callander Road, Pascoe Vale Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$585,000 & \$635,000

Median sale price

Median price \$615,000 Property type Unit Suburb Pascoe Vale

Period - From Nov 2020 to Jan 2021 Source Pricefinder

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 six 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
1. 5/74 Austin Crescent, Pascoe Vale	\$640,000	24.12.2020
2. 4/11A Gaffney Street, Pascoe Vale	\$612,000	10.1.2021
3. 1/20 Fawkner Road, Pascoe Vale	\$630,500	7.11.2020

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 six months.~~

This Statement of Information was prepared on: 24.02.2021