

## 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

3/20 RAILWAY PARADE PASCOE VALE VIC 3044

### Indicative selling price

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

Single Price

or range  
between

\$475,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2021

to

31 Mar 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

2/20 RAILWAY PARADE PASCOE VALE VIC 3044	\$530,000	09-Apr-22
4/13 CURIE AVENUE OAK PARK VIC 3046	\$520,000	12-Apr-22
104/36 COLLINS STREET ESSENDON VIC 3040	\$468,000	13-Apr-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 April 2022



**2/20 RAILWAY PARADE PASCOE VALE VIC 3044**

 2  1  1

Sold Price

<sup>RS</sup>

**\$530,000**

Sold Date

**09-Apr-22**

Distance

**0.01km**



**4/13 CURIE AVENUE OAK PARK VIC 3046**

 2  1  1

Sold Price

<sup>RS</sup>

**\$520,000**

Sold Date

**12-Apr-22**

Distance

**1.38km**



**104/36 COLLINS STREET ESSENDON VIC 3040**

 2  2  1

Sold Price

<sup>RS</sup>

**\$468,000**

Sold Date

**13-Apr-22**

Distance

**2.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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