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	3/27 Heliopolis 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~~		or range between	$690,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$631,700	Property type	Unit	Suburb	Pascoe Vale South
Period-from	01 Oct 2019	to	30 Sep 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
16/2A Cameron Road Essendon VIC 3040	$694,000	27-Jun-20
2/67 Everett Street Brunswick West VIC 3055	$745,000	07-Jul-20
1/37 Queen Street Coburg VIC 3058	$703,500	22-Aug-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: 12 October 2020

Jessica Revell
M 9383 5888
E jessica@lewisre.com.au



16/2A Cameron Road Essendon VIC 3040 Sold Price **$694,000** Sold Date **27-Jun-20**

2 2 1 Distance **1.2km**



2/67 Everett Street Brunswick West VIC 3055 Sold Price **$745,000** Sold Date **07-Jul-20**

2 2 1 Distance **1.76km**



1/37 Queen Street Coburg VIC 3058 Sold Price RS **$703,500** Sold Date **22-Aug-20**

2 1 1 Distance **1.89km**

RS = Recent sale **UN** = Undisclosed Sale

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