

## 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

22B View Street 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

\$695,000

&

\$755,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2020

to

31 Aug 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

1/18 Callander Road Pascoe Vale VIC 3044	\$872,000	10-Aug-21
213 Cumberland Road Pascoe Vale VIC 3044	\$736,500	08-Sep-21
4/8 Farrington Street Pascoe Vale VIC 3044	\$680,000	12-Aug-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: 29 September 2021



**1/18 Callander Road Pascoe Vale  
VIC 3044**

 3  1  2

Sold Price **\$872,000** Sold Date **10-Aug-21**

Distance **0.76km**



**213 Cumberland Road Pascoe Vale  
VIC 3044**

 2  1  2

Sold Price <sup>RS</sup> **\$736,500** <sup>UN</sup> Sold Date **08-Sep-21**

Distance **1.42km**



**4/8 Farrington Street Pascoe Vale  
VIC 3044**

 2  1  1

Sold Price <sup>RS</sup> **\$680,000** Sold Date **12-Aug-21**

Distance **0.26km**

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

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