

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

4/30 Cornwall Road 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

\$715,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2020

to

30 Apr 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

3/122 Essex Street Pascoe Vale VIC 3044	\$827,500	13-Mar-21
3/30 Cornwall Road Pascoe Vale VIC 3044	\$800,525	19-Feb-21
3/103 Kent Road Pascoe Vale VIC 3044	\$705,000	26-Mar-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: 06 May 2021



3/122 Essex Street Pascoe Vale VIC 3044

Sold Price

^{RS} **\$827,500**

Sold Date

13-Mar-21

 3  2  1

Distance

0.52km



3/30 Cornwall Road Pascoe Vale VIC 3044

Sold Price

\$800,525

Sold Date

19-Feb-21

 3  2  2

Distance

0.01km



3/103 Kent Road Pascoe Vale VIC 3044

Sold Price

^{RS} **\$705,000**

Sold Date

26-Mar-21

 3  1  2

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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