

# 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

3/54 Park 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)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$685,000

Property Type Townhouse

Suburb Pascoe Vale

Period - From 15/09/2020

to 14/09/2021

Source REIV

### 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	1/186a Derby St PASCOE VALE 3044	\$540,000	22/05/2021
2	10/12 Pascoe St PASCOE VALE 3044	\$533,000	06/05/2021
3	7/121-125 Northumberland Rd PASCOE VALE 3044	\$508,000	13/05/2021

**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:

15/09/2021 10:43

3/54 Park Street, Pascoe Vale Vic 3044



Rabieh Fakhoury  
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2   1   1

**Rooms:** 3  
**Property Type:** Townhouse  
(Single)  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Townhouse Price**  
15/09/2020 - 14/09/2021: \$685,000

## Comparable Properties



1/186a Derby St PASCOE VALE 3044 (REI)

**Agent Comments**

2   1   1

**Price:** \$540,000  
**Method:** Sold Before Auction  
**Date:** 22/05/2021  
**Property Type:** Unit



10/12 Pascoe St PASCOE VALE 3044 (REI)

**Agent Comments**

2   1   1

**Price:** \$533,000  
**Method:** Sold Before Auction  
**Date:** 06/05/2021  
**Property Type:** Villa



7/121-125 Northumberland Rd PASCOE VALE 3044 (REI)

**Agent Comments**

2   1   1

**Price:** \$508,000  
**Method:** Sold Before Auction  
**Date:** 13/05/2021  
**Property Type:** Unit

**Account** - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



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