

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

14/4-6 Heath Street 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

\$618,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Other

Suburb

Pascoe Vale

Period-from

01 Jun 2019

to

31 May 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

15/4-6 Heath Street Pascoe Vale VIC 3044	\$630,000	25-Feb-20
16/4-6 Heath Street Pascoe Vale VIC 3044	\$638,000	18-Feb-20
17/4-6 Heath Street Pascoe Vale VIC 3044	\$625,000	16-Jan-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: 09 June 2020



**15/4-6 Heath Street Pascoe Vale
VIC 3044**

 2  2  -

Sold Price

\$630,000

Sold Date **25-Feb-20**

Distance

-



**16/4-6 Heath Street Pascoe Vale
VIC 3044**

 2  2  1

Sold Price

\$638,000

Sold Date **18-Feb-20**

Distance

0.01km



**17/4-6 Heath Street Pascoe Vale
VIC 3044**

 2  2  1

Sold Price

\$625,000

Sold Date **16-Jan-20**

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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