

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

1/1 Farrington 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

or range
between

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2019

to

29 Feb 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

6/30-32 Danin Street Pascoe Vale VIC 3044	\$645,000	26-Feb-20
28 Merbein Street Pascoe Vale VIC 3044	\$600,000	10-Feb-20
3/16 Park Street Pascoe Vale VIC 3044	\$580,000	14-Mar-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: 17 March 2020



6/30-32 Danin Street Pascoe Vale VIC 3044

2 1 1

Sold Price

^{RS} **\$645,000** Sold Date **26-Feb-20**

Distance **0.41km**



28 Merbein Street Pascoe Vale VIC 3044

2 1 2

Sold Price

^{RS} **\$600,000** Sold Date **10-Feb-20**

Distance **2.29km**



3/16 Park Street Pascoe Vale VIC 3044

2 2 1

Sold Price

^{RS} **\$580,000** Sold Date **14-Mar-20**

Distance **0.16km**

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

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