

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/450-452 BELL STREET PASCOE VALE SOUTH 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$650,000	05-Mar-22
1/180 BELL STREET COBURG VIC 3058	\$600,000	04-Nov-21
306/324 PASCOE VALE ROAD ESSENDON VIC 3040	\$627,000	21-Dec-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 16 March 2022



1/18 AUSTIN CRESCENT PASCOE VALE VIC 3044

Sold Price

RS

\$650,000

Sold Date

05-Mar-22

2



2



1

Distance

1.74km

1/180 BELL STREET COBURG VIC 3058

Sold Price

\$600,000

Sold Date

04-Nov-21

2



2



1

Distance

1.65km

306/324 PASCOE VALE ROAD ESSENDON VIC 3040

Sold Price

\$627,000

Sold Date

21-Dec-21

2



2



1

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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