

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

5/10 Dorset 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jul 2019

to

30 Jun 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

6/20 Austin Crescent Pascoe Vale VIC 3044	\$787,000	05-May-20
1/379 Gaffney Street Pascoe Vale VIC 3044	\$767,000	08-Apr-20
198A Derby Street Pascoe Vale VIC 3044	\$737,000	27-Jun-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: 18 July 2020



6/20 Austin Crescent Pascoe Vale VIC 3044

Sold Price

\$787,000

Sold Date **05-May-20**

 3  2  1

Distance **1.81km**



1/379 Gaffney Street Pascoe Vale VIC 3044

Sold Price

\$767,000

Sold Date **08-Apr-20**

 3  1  1

Distance **1.57km**



198A Derby Street Pascoe Vale VIC 3044

Sold Price

\$737,000

Sold Date **27-Jun-20**

 3  1  1

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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