

## 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

4/521 Pascoe Vale Road 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$935,499

Property type

Other

Suburb

Pascoe Vale

Period-from

01 Jun 2020

to

31 May 2021

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

|  |             |           |
|--|-------------|-----------|
| 1/1 Ray Street Pascoe Vale VIC 3044          | \$1,000,000 | 30-Apr-21 |
| 1/3 Bristol Road Pascoe Vale VIC 3044        | \$930,000   | 29-Apr-21 |
| 3/70 Bolingbroke Street Pascoe Vale VIC 3044 | \$891,000   | 17-Apr-21 |

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: 10 June 2021



**1/1 Ray Street Pascoe Vale VIC 3044**

 3  2  2

Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **30-Apr-21**

Distance **1.92km**



**1/3 Bristol Road Pascoe Vale VIC 3044**

 3  2  2

Sold Price <sup>RS</sup> **\$930,000** Sold Date **29-Apr-21**

Distance **1.88km**



**3/70 Bolingbroke Street Pascoe Vale VIC 3044**

 3  1  1

Sold Price <sup>RS</sup> **\$891,000** Sold Date **17-Apr-21**

Distance **0.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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