

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**2/25 Austin Crescent,  
PASCOE VALE 3044**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$725,000 - \$749,000**

### Median sale price

Median **Unit** for **PASCOE VALE** for period **Feb 2019 - May 2019**

Sourced from **Property Data**.

**\$611,250**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**8 Douglas Street,**  
Pascoe Vale 3044

**Price \$800,158** Sold 10 May  
2019

**1/48 Park Street,**  
Pascoe Vale 3044

**Price \$800,000** Sold 29  
March 2019

**2/57 Northumberland Rd,**  
Pascoe Vale 3044

**Price \$800,000** Sold 14  
March 2019

This Statement of Information was prepared on 26th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Property Data.

Unit

  
**3 beds**

  
**2 baths**

  
**2 parking**

### Stockdale & Leggo Glenroy

201 Glenroy Road,  
Glenroy VIC 3046

### Contact agents



**Richard Imbesi**  
Stockdale & Leggo

03 9306 0422  
0438 644 223

[rimesi@stockdaleleggo.com.au](mailto:rimesi@stockdaleleggo.com.au)

**Stockdale  
& Leggo**