

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

1/20 Avoca Crescent 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2020

to

30 Apr 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

1/46 Railway Parade Pascoe Vale VIC 3044	\$615,000	08-May-21
1/15 Fawkner Road Pascoe Vale VIC 3044	\$695,000	23-Nov-20
3/47 Park Street Pascoe Vale VIC 3044	\$675,000	21-Dec-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: 11 May 2021

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1/46 Railway Parade Pascoe Vale VIC 3044

Sold Price

RS

\$615,000

Sold Date

08-May-21

2

1

1

Distance

0.55km

1/15 Fawkner Road Pascoe Vale VIC 3044

Sold Price

\$695,000

Sold Date

23-Nov-20

2

1

1

Distance

0.58km

3/47 Park Street Pascoe Vale VIC 3044

Sold Price

\$675,000

Sold Date

21-Dec-20

2

2

1

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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