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

3/7 MAIN STREET PASCOE VALE VIC 3044

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| Single Price | | | or range \$665,000 | | \$695,000 | | | | |
|--|-----------|---------------|--------------------|--------|-------------|--|--|--|--|
| Median sale price (*Delete house or unit as applicable) | | | | | | | | | |
| Median Price | \$670,000 | Property type | Unit | Suburb | Pascoe Vale | | | | |

31 Mar 2022

Source

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

01 Apr 2021

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.

to

| Address of comparable property | Price | Date of sale | |
|---|-----------|--------------|--|
| 2/36 DANIN STREET PASCOE VALE VIC 3044 | \$781,000 | 02-Mar-22 | |
| 4/418 GAFFNEY STREET PASCOE VALE VIC 3044 | \$675,000 | 17-Mar-22 | |
| 1/18 AUSTIN CRESCENT PASCOE VALE VIC 3044 | \$650,000 | 05-Mar-22 | |

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 April 2022



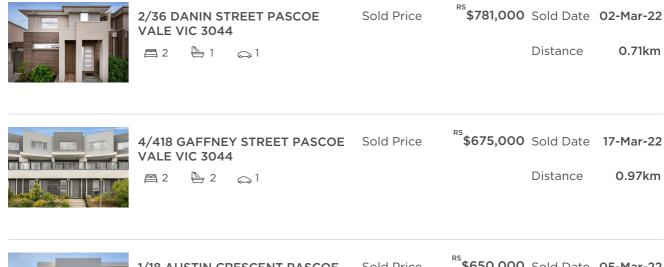
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consumer.vic.gov.au



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| | 1/18 AUSTIN CRESCENT PASCOE VALE VIC 3044 | | Sold Price | ^{RS} \$650,000 | Sold Date | 05-Mar-22 | |
|---|--|-----|------------|-------------------------|-----------|-----------|--------|
| 1 | | È 2 | - | | | Distance | 0.71km |

RS = Recent sale UN = Undisclosed Sale

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