

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

2/12 Callander 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$653,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Aug 2020

to

31 Jul 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

2/41 Danin Street Pascoe Vale VIC 3044	\$670,000	31-Jul-21
7/18 Austin Crescent Pascoe Vale VIC 3044	\$635,000	30-Jul-21
5/9-11 Kinross Street Pascoe Vale VIC 3044	\$580,000	29-Jul-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: 01 August 2021



2/41 Danin Street Pascoe Vale VIC 3044

Sold Price

^{RS} **\$670,000**

Sold Date

31-Jul-21

 2  1  1

Distance

0.56km



7/18 Austin Crescent Pascoe Vale VIC 3044

Sold Price

^{RS} **\$635,000**

Sold Date

30-Jul-21

 2  1  1

Distance

0.99km



5/9-11 Kinross Street Pascoe Vale VIC 3044

Sold Price

^{RS} **\$580,000**

Sold Date

29-Jul-21

 2  1  1

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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