

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

1/22 Archibald Street 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

\$995,000

& or range
between

\$

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2021

to

31 Jan 2022

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

4/1 Ray Street Pascoe Vale VIC 3044	\$1,100,000	08-Feb-22
1/71 Park Street Pascoe Vale VIC 3044	\$980,000	06-Dec-21
1/30 Alexandra Street Pascoe Vale VIC 3044	\$900,000	19-Oct-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: 28 February 2022



4/1 Ray Street Pascoe Vale VIC 3044

 3  2  2

Sold Price ^{RS} **\$1,100,000** Sold Date **08-Feb-22**

Distance **1.06km**



1/71 Park Street Pascoe Vale VIC 3044

 3  3  2

Sold Price ^{RS} **\$980,000** ^{UN} Sold Date **06-Dec-21**

Distance **1.06km**



1/30 Alexandra Street Pascoe Vale VIC 3044

 3  2  2

Sold Price **\$900,000** Sold Date **19-Oct-21**

Distance **1.45km**

RS = Recent sale **UN** = Undisclosed Sale

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