

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

2/521 Pascoe Vale 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

\$890,000

&

\$945,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$965,000

Property type

Other

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

3/521 Pascoe Vale Road Pascoe Vale VIC 3044	\$965,000	-
2/87 Essex Street Pascoe Vale VIC 3044	\$901,650	26-Jul-21
1/17 View Street Pascoe Vale VIC 3044	\$804,000	31-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: 04 August 2021



3/521 Pascoe Vale Road Pascoe Vale VIC 3044

Sold Price

\$965,000

Sold Date

-

 -  -  -

Distance

0.01km



2/87 Essex Street Pascoe Vale VIC 3044

Sold Price

^{RS} **\$901,650**

Sold Date

26-Jul-21

 3  2  2

Distance

1.56km



1/17 View Street Pascoe Vale VIC 3044

Sold Price

^{RS} **\$804,000**

Sold Date

31-Jul-21

 3  2  2

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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