

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

1/2A Devon 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

\$925,000

&

\$965,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Jun 2020

to

31 May 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

1/1 Ray Street Pascoe Vale VIC 3044	\$1,000,000	30-Apr-21
1/3 Bristol Road Pascoe Vale VIC 3044	\$930,000	29-Apr-21
1/348 Gaffney Street Pascoe Vale VIC 3044	\$857,500	30-May-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: 21 June 2021



1/1 Ray Street Pascoe Vale VIC 3044

 3  2  2

Sold Price ^{RS} **\$1,000,000** Sold Date **30-Apr-21**

Distance **1.66km**

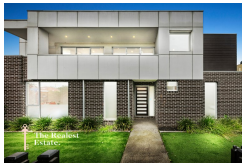


1/3 Bristol Road Pascoe Vale VIC 3044

 3  2  2

Sold Price ^{RS} **\$930,000** Sold Date **29-Apr-21**

Distance **0.89km**



1/348 Gaffney Street Pascoe Vale VIC 3044

 4  3  2

Sold Price ^{RS} **\$857,500** Sold Date **30-May-21**

Distance **1.19km**

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

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