

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

4/137 Northumberland 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

\$575,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Oct 2018

to

30 Sep 2019

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

3/307 Cumberland Road Pascoe Vale VIC 3044	\$655,000	10-Jun-19
16/121-125 Northumberland Road Pascoe Vale VIC 3044	\$565,000	23-Oct-19
15/121-125 Northumberland Road Pascoe Vale VIC 3044	\$590,000	03-Jul-19

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: 31 October 2019



3/307 Cumberland Road Pascoe Vale VIC 3044

 2  2  1

Sold Price **\$655,000** Sold Date **10-Jun-19**

Distance **0.72km**

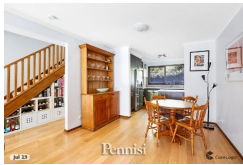


16/121-125 Northumberland Road Pascoe Vale VIC 3044

 3  1  1

Sold Price ^{RS} **\$565,000** Sold Date **23-Oct-19**

Distance **0.09km**



15/121-125 Northumberland Road Pascoe Vale VIC 3044

 3  1  1

Sold Price **\$590,000** Sold Date **03-Jul-19**

Distance **0.08km**

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

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