Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/114 Cumberland Road, Pascoe Vale Vic 3044

Indicative selling price

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of the meaning of this	p1100 300	00115011101.v10.gov.u	and guoting

Single price \$650,000

Median sale price

Median price	\$675,100	Pro	perty Type Unit	t	Subur	Pascoe Vale
Period - From	01/01/2021	to	31/03/2021	Sou	Irce REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	6/100 Railway Pde PASCOE VALE 3044	\$649,000	02/06/2021
2	6/143 Sussex St PASCOE VALE 3044	\$670,000	06/03/2021
3	5/66 Bolingbroke St PASCOE VALE 3044	\$680,200	27/02/2021

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 six months.

This Statement of Information was prepared on:

28/06/2021 09:26









Rooms: 5 Property Type: Townhouse (Single) Agent Comments

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> **Indicative Selling Price** \$650,000 **Median Unit Price** March quarter 2021: \$675,100

Comparable Properties

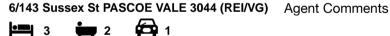


6/100 Railway Pde PASCOE VALE 3044 (REI) Agent Comments





Price: \$649,000 Method: Sold Before Auction Date: 02/06/2021 Property Type: Unit





Price: \$670,000 Method: Auction Sale Date: 06/03/2021 Property Type: Townhouse (Res)

5/66 Bolingbroke St PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$680,200 Method: Auction Sale Date: 27/02/2021 Property Type: Townhouse (Res)

Account - The Realest Estate | P: (03) 7018 8588





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.