

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

3/114 Cumberland Road, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$650,000

Median sale price

Median price

\$675,100

Property Type

Unit

Suburb

Pascoe Vale

Period - From

01/01/2021

to

31/03/2021

Source

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.

	Address 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

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



6/143 Sussex St PASCOE VALE 3044 (REI/VG)

Agent Comments



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)