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 Birch Court 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	\$490,000	&	\$530,000			
Median sale price							

(*Delete house or unit as applicable)

Median Price	\$652,000	Prop	erty type		Unit	Suburb	Pascoe Vale
Period-from	01 Jul 2020	to	30 Jun 2	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
2/16 Caringa Street Pascoe Vale VIC 3044	\$575,000	09-Apr-21
1/186A Derby Street Pascoe Vale VIC 3044	\$540,000	22-May-21
3/3 Perkin Avenue Pascoe Vale VIC 3044	\$499,000	24-Apr-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 July 2021



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BRAD TEAL • woodards 🚾

\$575,000 Sold Date 09-Apr-21

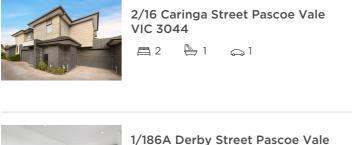
Distance

0.37km

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VIC 3044

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treet Pascoe Vale	Sold Price	^{RS} \$540,000	Sold Date	22-May-21
⇔ 1			Distance	0.46km



3/3 Pe 3044	rkin Ave	enue Pa	scoe Vale VIC	Sold Price	\$499,000	Sold Date	24-Apr-21
E 2	1	⇔ 1				Distance	1.31km

Sold Price

RS = Recent sale UN = Undisclosed Sale

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