

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

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jul 2020

to

30 Jun 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

**2/16 Caringa Street Pascoe Vale
VIC 3044** 2  1  1

Sold Price

\$575,000

Sold Date

09-Apr-21

Distance

0.37km**1/186A Derby Street Pascoe Vale
VIC 3044** 2  1  1

Sold Price

^{RS} **\$540,000**

Sold Date

22-May-21

Distance

0.46km**3/3 Perkin Avenue Pascoe Vale VIC
3044** 2  1  1

Sold Price

\$499,000

Sold Date

24-Apr-21

Distance

1.31km**RS** = Recent sale**UN** = Undisclosed Sale

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