

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

7/9 Austin Crescent 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2020

to

31 Oct 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

4/424 Gaffney Street Pascoe Vale VIC 3044	\$730,000	13-Oct-21
2/22 Margaret Street Oak Park VIC 3046	\$770,000	11-Oct-21
2/59 Landells Road Pascoe Vale VIC 3044	\$815,000	16-Oct-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: 03 November 2021

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**4/424 Gaffney Street Pascoe Vale VIC 3044**

Sold Price

RS

\$730,000

Sold Date

13-Oct-21

3



1



1

Distance

0.43km**2/22 Margaret Street Oak Park VIC 3046**

Sold Price

RS

\$770,000

Sold Date

11-Oct-21

3



2



1

Distance

0.9km**2/59 Landells Road Pascoe Vale VIC 3044**

Sold Price

RS

\$815,000

Sold Date

16-Oct-21

3



2



2

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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