

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

11 Winifred Street Pascoe Vale South 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,205,500

Property type

House

Suburb

Pascoe Vale South

Period-from

01 Oct 2020

to

30 Sep 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

11 Dickens Street Pascoe Vale South VIC 3044	\$1,190,000	31-May-21
80 Coonans Road Pascoe Vale South VIC 3044	\$1,120,000	28-Sep-21
367 Reynard Street Pascoe Vale South VIC 3044	\$1,105,000	24-Jul-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: 22 October 2021

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**11 Dickens Street Pascoe Vale South VIC 3044** 3  1  2Sold Price **\$1,190,000** Sold Date **31-May-21**Distance **0.17km****80 Coonans Road Pascoe Vale South VIC 3044** 3  1  -Sold Price ^{RS} **\$1,120,000** Sold Date **28-Sep-21**Distance **0.19km****367 Reynard Street Pascoe Vale South VIC 3044** 3  1  1Sold Price **\$1,105,000** Sold Date **24-Jul-21**Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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