

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

2/20 Railway Parade 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

\$530,000

&

\$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2021

to

31 Jan 2022

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

3/16-18 Arnold Court Pascoe Vale VIC 3044	\$750,000	23-Nov-21
1/9 Kitchener Road Pascoe Vale VIC 3044	\$685,000	27-Nov-21
2/12 Stewart Street Pascoe Vale VIC 3044	\$675,000	28-Jan-22

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: 18 February 2022



3/16-18 Arnold Court Pascoe Vale VIC 3044

Sold Price **\$750,000** Sold Date **23-Nov-21**

 2  1  1

Distance **0.92km**



1/9 Kitchener Road Pascoe Vale VIC 3044

Sold Price ^{RS} **\$685,000** Sold Date **27-Nov-21**

 2  1  1

Distance **1.41km**



2/12 Stewart Street Pascoe Vale VIC 3044

Sold Price ^{RS} **\$675,000** Sold Date **28-Jan-22**

 2  1  1

Distance **0.24km**

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

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