

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

1/578 Bell 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Dec 2018

to

30 Nov 2019

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

1/636 Bell Street Pascoe Vale South VIC 3044	\$620,000	08-Jul-19
1/2 Virginia Street Pascoe Vale VIC 3044	\$590,000	14-Oct-19

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 December 2019



1/636 Bell Street Pascoe Vale South VIC 3044 Sold Price **\$620,000** Sold Date **08-Jul-19**

 3  1  1

Distance **0.16km**



1/2 Virginia Street Pascoe Vale VIC 3044 Sold Price **\$590,000** Sold Date **14-Oct-19**

 2  1  1

Distance **2.58km**

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

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