

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

3/12 Bristol Road 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

\$575,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Aug 2019

to

31 Jul 2020

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

6/19 Arndt Road Pascoe Vale VIC 3044	\$655,000	07-Jul-20
5/19 Arndt Road Pascoe Vale VIC 3044	\$650,000	03-Aug-20
7/297A Cumberland Road Pascoe Vale VIC 3044	\$590,000	17-Jun-20

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: 06 August 2020



6/19 Arndt Road Pascoe Vale VIC 3044

Sold Price

^{RS}

\$655,000

Sold Date

07-Jul-20

 2  1  1

Distance

0.89km



5/19 Arndt Road Pascoe Vale VIC 3044

Sold Price

^{RS}

\$650,000

Sold Date

03-Aug-20

 2  1  1

Distance

0.88km



7/297A Cumberland Road Pascoe Vale VIC 3044

Sold Price

\$590,000

Sold Date

17-Jun-20

 2  1  1

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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