

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

5/119 Northumberland 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

\$345,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2021

to

28 Feb 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

4/91 Sussex Street Pascoe Vale VIC 3044	\$485,000	27-Oct-21
3/349 Gaffney Street Pascoe Vale VIC 3044	\$371,000	24-Dec-21
2/119 Northumberland Road Pascoe Vale VIC 3044	\$355,000	26-Aug-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: 07 March 2022



4/91 Sussex Street Pascoe Vale VIC 3044 Sold Price **\$485,000** Sold Date **27-Oct-21**

 1  1  1

Distance **1.95km**



3/349 Gaffney Street Pascoe Vale VIC 3044 Sold Price **\$371,000** Sold Date **24-Dec-21**

 1  1  1

Distance **1.43km**



2/119 Northumberland Road Pascoe Vale VIC 3044 Sold Price **\$355,000** Sold Date **26-Aug-21**

 1  1  1

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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