

## 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

2/46 View Street Pascoe Vale VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2020

to

28 Feb 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

1/10 Lake Avenue Pascoe Vale VIC 3044	\$735,000	14-Nov-20
1/11 Caldwell Street Glenroy VIC 3046	\$770,000	08-Dec-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: 29 March 2021



**1/10 Lake Avenue Pascoe Vale VIC 3044**

Sold Price

**\$735,000**

Sold Date **14-Nov-20**

 4  3  2

Distance **0.98km**



**1/11 Caldwell Street Glenroy VIC 3046**

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date **08-Dec-20**

 4  3  2

Distance **1.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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