

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

3/131 Northumberland Road, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000 & \$680,000

Median sale price

Median price

\$627,000

Property Type

Unit

Suburb

Pascoe Vale

Period - From

01/10/2022

to

31/12/2022

Source

REIV

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 six 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	3/210 Cumberland Rd PASCOE VALE 3044	\$672,500	03/12/2022
2	7/36 Grevillia Rd OAK PARK 3046	\$660,000	16/11/2022
3	4/36 Sylvan Gr PASCOE VALE 3044	\$637,000	08/02/2023

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 six months.~~

This Statement of Information was prepared on:

11/04/2023 12:41



2 1 2

Property Type: Unit

Land Size: 189 sqm approx

Agent Comments

Comparable Properties



3/210 Cumberland Rd PASCOE VALE 3044 (VG)

Agent Comments

2 - -

Price: \$672,500

Method: Sale

Date: 03/12/2022

Property Type: Townhouse (Single)



7/36 Grevillia Rd OAK PARK 3046 (REI/VG)

Agent Comments

2 1 1

Price: \$660,000

Method: Sold Before Auction

Date: 16/11/2022

Property Type: Townhouse (Res)



4/36 Sylvan Gr PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$637,000

Method: Sold Before Auction

Date: 08/02/2023

Property Type: Unit

Land Size: 208 sqm approx