

# 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

4/20 Danin 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)

Range between \$540,000

&

\$590,000

### Median sale price

Median price \$701,500

Property Type Unit

Suburb Pascoe Vale

Period - From 01/07/2021

to

30/09/2021

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	5/107 Essex St PASCOE VALE 3044	\$605,000	14/08/2021
2	2/7 Ethel St OAK PARK 3046	\$590,000	23/10/2021
3	6/8-12 Bawden Ct PASCOE VALE 3044	\$570,000	11/08/2021

**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:

25/11/2021 15:42



**Property Type:** Unit

Agent Comments

## Comparable Properties



**5/107 Essex St PASCOE VALE 3044 (REI)**

Agent Comments



**Price:** \$605,000

**Method:** Private Sale

**Date:** 14/08/2021

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 145 sqm approx



**2/7 Ethel St OAK PARK 3046 (REI)**

Agent Comments



**Price:** \$590,000

**Method:** Sold Before Auction

**Date:** 23/10/2021

**Property Type:** Unit

**Land Size:** 162 sqm approx



**6/8-12 Bawden Ct PASCOE VALE 3044 (REI)**

Agent Comments



**Price:** \$570,000

**Method:** Private Sale

**Date:** 11/08/2021

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 137 sqm approx

**Account** - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938