

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

3/77 Northumberland Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$672,500 Property Type Unit Suburb Pascoe Vale

Period - From 01/04/2024 to 30/06/2024 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	4/5 Plymouth Av PASCOE VALE 3044	\$630,000	15/06/2024
2	4/23 Arndt Rd PASCOE VALE 3044	\$625,000	20/03/2024
3	2/1a View St PASCOE VALE 3044	\$623,000	13/04/2024

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:

18/07/2024 14:11

3/77 Northumberland Road, Pascoe Vale Vic 3044

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$590,000 - \$630,000

Median Unit Price

June quarter 2024: \$672,500



 2  1  1

Rooms: 4

Property Type: Unit

Land Size: 173 sqm approx

Agent Comments

Comparable Properties



4/5 Plymouth Av PASCOE VALE 3044 (REI)

Agent Comments

 2  1  1

Price: \$630,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Unit



4/23 Arndt Rd PASCOE VALE 3044 (REI)

Agent Comments

 2  1  1

Price: \$625,000

Method: Private Sale

Date: 20/03/2024

Property Type: Unit



2/1a View St PASCOE VALE 3044 (REI)

Agent Comments

 2  1  1

Price: \$623,000

Method: Auction Sale

Date: 13/04/2024

Property Type: Townhouse (Res)

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



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