

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

3/20 Austin Crescent 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2019

to

31 May 2020

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

6/20 Austin Crescent Pascoe Vale VIC 3044	\$787,000	05-May-20
1/48 Austin Crescent Pascoe Vale VIC 3044	\$745,000	03-Apr-20
1/31 Pardy Street Pascoe Vale VIC 3044	\$776,000	09-Apr-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: 25 June 2020

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6/20 Austin Crescent Pascoe Vale VIC 3044

Sold Price **\$787,000** Sold Date **05-May-20**

3 2 2

Distance -



1/48 Austin Crescent Pascoe Vale VIC 3044

Sold Price **\$745,000** Sold Date **03-Apr-20**

3 2 2

Distance **0.25km**



1/31 Pardy Street Pascoe Vale VIC 3044

Sold Price **\$776,000** Sold Date **09-Apr-20**

3 2 2

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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