

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

1/18 Dorset Road 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2018

to

31 Aug 2019

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

2/6-8 Keogh Court Pascoe Vale VIC 3044	\$480,000	13-Jun-19
2/33 Sylvan Grove Pascoe Vale VIC 3044	\$462,000	30-Mar-19
4/49-51 Austin Crescent Pascoe Vale VIC 3044	\$490,000	12-Apr-19

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.~~

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2/6-8 Keogh Court Pascoe Vale VIC 3044 Sold Price **\$480,000** Sold Date **13-Jun-19**

2 1 1

Distance **0.69km**



2/33 Sylvan Grove Pascoe Vale VIC 3044 Sold Price **\$462,000** Sold Date **30-Mar-19**

2 1 1

Distance **0.84km**



4/49-51 Austin Crescent Pascoe Vale VIC 3044 Sold Price **\$490,000** Sold Date **12-Apr-19**

2 1 1

Distance **1.67km**

RS = Recent sale **UN** = Undisclosed Sale

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