

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and postcode 4/507 Pascoe Vale Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range Between \$790,000 & \$810,000

Median sale price

Median Price \$741,000 Property Type 3 bedroom Townhouse Suburb Pascoe Vale

Period - From April 2022 to July 2022 Source Pricefinder

Comparable property sales

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. 2/20 Callander Road Pascoe Vale	\$810,000	14.07.2022
2. 1/97 Cumberland Road, Pascoe Vale	\$800,000	17.06.2022
3. 1/18 Fawkner Road, Pascoe Vale	\$790,000	14.06.2022

This Statement of Information was prepared on:

09.08.2022