

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

4/61 NORTHUMBERLAND 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$653,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2021

to

31 Oct 2022

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

1/61 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$650,000	27-Aug-22
1/39 DANIN STREET PASCOE VALE VIC 3044	\$672,500	07-Apr-22
2/40-42 RAILWAY PARADE PASCOE VALE VIC 3044	\$720,000	13-Aug-22

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: 07 November 2022



**1/61 NORTHUMBERLAND ROAD
PASCOE VALE VIC 3044**

 3  1  1

Sold Price

^{RS}

\$650,000

Sold Date

27-Aug-22

Distance

0.04km



**1/39 DANIN STREET PASCOE VALE
VIC 3044**

 3  1  2

Sold Price

\$672,500

Sold Date

07-Apr-22

Distance

0.25km



**2/40-42 RAILWAY PARADE
PASCOE VALE VIC 3044**

 3  1  1

Sold Price

\$720,000

Sold Date

13-Aug-22

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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