

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

5/46 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2020

to

31 Mar 2021

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

4/18 Callander Road Pascoe Vale VIC 3044	\$686,000	27-Mar-21
5/12 Callander Road Pascoe Vale VIC 3044	\$650,000	11-Mar-21
3/5 Northumberland Road Pascoe Vale VIC 3044	\$557,500	23-Mar-21

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: 28 April 2021



4/18 Callander Road Pascoe Vale VIC 3044

Sold Price

^{RS}

\$686,000

Sold Date

27-Mar-21

 2

 1

 2

Distance

0.78km



5/12 Callander Road Pascoe Vale VIC 3044

Sold Price

^{RS}

\$650,000

Sold Date

11-Mar-21

 2

 1

 1

Distance

0.78km



3/5 Northumberland Road Pascoe Vale VIC 3044

Sold Price

\$557,500

Sold Date

23-Mar-21

 2

 1

 1

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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