

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 3/14 Parker Street, Pascoe Vale Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$690,000

Median sale price

Median price \$628,500 Property Type Unit Suburb Pascoe Vale
Period - From June 2022 to May 2023 Source REA

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Addresss of comparable property	Price	Date of sale
1. 1/297a Cumberland Road, Pascoe Vale 3044	\$622,500	13/05/2023
2. 6/12 Bristol Road, Pascoe Vale 3044	\$595,000	28/01/2023
3. 1/113 Cumberland Road, Pascoe Vale 3044	\$645,000	10/05/2023

OR

~~B*. The estate agent or agent's representative reasonable believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/06/2023