

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

2/7 Pardy Street 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

\$779,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2021

to

31 Dec 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

1/17 View Street Pascoe Vale VIC 3044	\$804,000	31-Jul-21
2/59 Landells Road Pascoe Vale VIC 3044	\$815,000	16-Oct-21
3/9 Arnold Court Pascoe Vale VIC 3044	\$836,000	20-Jun-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: 10 January 2022



1/17 View Street Pascoe Vale VIC 3044

Sold Price

\$804,000

Sold Date

31-Jul-21

3 2 2

Distance

1.4km



2/59 Landells Road Pascoe Vale VIC 3044

Sold Price

\$815,000

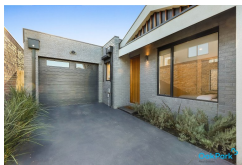
Sold Date

16-Oct-21

3 2 2

Distance

0.98km



3/9 Arnold Court Pascoe Vale VIC 3044

Sold Price

\$836,000

Sold Date

20-Jun-21

3 2 2

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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