

# 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 5/6-12 Fawkner Road, Pascoe Vale 3044

### Indicative selling price

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

Single price \$750,000

or range between

\$

&

\$

### Median sale price

Median price \$741,250

Property type *Townhouse*

Suburb Pascoe Vale

Period - From 01/10/19

to

30/01/20

Source realestate.com.au

### 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.

Address of comparable property	Price	Date of sale
1 – 4/6-12 Fawkner Road, Pascoe Vale	\$730,000	03/10/19
2 – 8/6-12 Fawkner Road, Pascoe Vale	\$730,000	03/10/19
3 – 11/6-12 Fawkner Road, Pascoe Vale	\$752,500	31/10/19

**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 six months.~~

This Statement of Information was prepared on: 30 January 2020