

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

106D/23 Cumberland Road Pascoe Vale South 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

\$498,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,300

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 May 2020

to

30 Apr 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

201D/23 Cumberland Road Pascoe Vale South VIC 3044	\$500,000	17-Mar-21
202A/23 Cumberland Road Pascoe Vale South VIC 3044	\$492,500	20-Feb-21
G06B/23 Cumberland Road Pascoe Vale South VIC 3044	\$520,000	11-Nov-20

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: 24 May 2021

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201D/23 Cumberland Road Pascoe Sold Price **\$500,000** Sold Date **17-Mar-21**
Vale South VIC 3044

 2  2  1

Distance -



202A/23 Cumberland Road Pascoe Sold Price **\$492,500** Sold Date **20-Feb-21**
Vale South VIC 3044

 2  1  1

Distance -



G06B/23 Cumberland Road Pascoe Sold Price **\$520,000** Sold Date **11-Nov-20**
Vale South VIC 3044

 2  2  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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