

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

A106/23-25 Cumberland Road, Pascoe Vale South Vic 3044

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$390,000 & \$429,000

Median sale price

Median price \$600,000

Unit X

Suburb Pascoe Vale South

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

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
5B/23 Cumberland Rd PASCOE VALE SOUTH 3044	\$445,000	27/04/2017
203B/23 Cumberland Rd PASCOE VALE SOUTH 3044	\$435,000	26/01/2017
206B/23-25 Cumberland Rd PASCOE VALE SOUTH 3044	\$430,000	24/12/2016


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Rooms: 5
Property Type: Apartment
Land Size: Strata sqm

Agent Comments

This apartment is located on the first floor of the complex. Offering two spacious size bedrooms and central bathroom, master with ensuite, open plan kitchen/living area which leads out to the balcony, completing the package is one car space and storage cage on title.

Indicative Selling Price

\$390,000 - \$429,000

Median Unit Price

Year ending March 2017: \$600,000

Comparable Properties



5B/23 Cumberland Rd PASCOE VALE SOUTH 3044 (REI)

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Price: \$445,000
Method: Private Sale
Date: 27/04/2017
Rooms: -
Property Type: Apartment

Agent Comments

B5 is located within the same complex of apartments on ground floor and comprises of two bedrooms (BIRs), master with ensuite and main central bathroom, open-plan living/dining area leading out to a paved undercover patio and full-width courtyard with second entrance.

203B/23 Cumberland Rd PASCOE VALE SOUTH 3044 (VG)

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Price: \$435,000
Method: Sale
Date: 26/01/2017
Rooms: -
Property Type: Strata Unit/Flat

Agent Comments

B203 is also located within the same complex of apartments on the second floor with two bedrooms (BIRs), bathroom, ensuite to master bedroom and an extensive private balcony. The design also showcases the open plan living/dining area and has a slightly larger floor plan.



206B/23-25 Cumberland Rd PASCOE VALE SOUTH 3044 (REI/VG)

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Price: \$430,000
Method: Private Sale
Date: 24/12/2016
Rooms: -
Property Type: Unit

Agent Comments

B206 is located within the same complex on the second floor, also with two large bedrooms, master with ensuite, both with BIRs, bathroom, open plan living area that leads to the balcony, undercover car space with large storage cage. This apartment is quite similar to A106.