

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

1/1A PLYMOUTH AVENUE 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

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2022

to

31 May 2023

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

4/232 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$795,000	22-Mar-23
1/24 PARK STREET PASCOE VALE VIC 3044	\$792,500	06-May-23
3/2A PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$859,000	27-May-23

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: 21 June 2023

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**4/232 CUMBERLAND ROAD
PASCOE VALE VIC 3044**

 3  1  2

Sold Price

^{RS}

\$795,000

Sold Date

22-Mar-23

Distance

0.09km



**1/24 PARK STREET PASCOE VALE
VIC 3044**

 3  2  3

Sold Price

^{RS}

\$792,500

Sold Date

06-May-23

Distance

1.58km



**3/2A PLYMOUTH AVENUE PASCOE
VALE VIC 3044**

 3  2  2

Sold Price

^{RS}

\$859,000

Sold Date

27-May-23

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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