

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

2/9 Bothwell 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

\$1,175,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2021

to

31 Jan 2022

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

4/20 Austin Crescent Pascoe Vale VIC 3044	\$1,005,000	16-Dec-21
21 Quick Street Pascoe Vale VIC 3044	\$1,150,000	20-Dec-21
14A Valerie Street Pascoe Vale VIC 3044	\$1,365,000	19-Jan-22

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.~~

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**4/20 Austin Crescent Pascoe Vale VIC 3044**

 3  2  2

Sold Price

\$1,005,000

Sold Date

16-Dec-21

Distance

0.39km**21 Quick Street Pascoe Vale VIC 3044**

 4  3  2

Sold Price

\$1,150,000

Sold Date

20-Dec-21

Distance

0.87km**14A Valerie Street Pascoe Vale VIC 3044**

 4  2  2

Sold Price

^{RS} **\$1,365,000**

Sold Date

19-Jan-22

Distance

1.32km**RS** = Recent sale**UN** = Undisclosed Sale

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