

# 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

2/2 Virginia Street, Pascoe Vale Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$585,000 & \$640,000

### Median sale price

Median price \$660,000

Property Type Unit

Suburb Pascoe Vale

Period - From 01/07/2020

to 30/09/2020

Source REIV

### 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	11 Jessie Hunter St HADFIELD 3046	\$640,000	09/10/2020
2	1/7 Mikado St HADFIELD 3046	\$635,000	13/07/2020
3	3/37 Rodney Av COBURG NORTH 3058	\$635,000	05/08/2020

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:

16/11/2020 17:23



**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 557 sqm approx

Agent Comments

## Comparable Properties



**11 Jessie Hunter St HADFIELD 3046 (REI)**

Agent Comments



**Price:** \$640,000

**Method:** Private Sale

**Date:** 09/10/2020

**Property Type:** House



**1/7 Mikado St HADFIELD 3046 (REI/VG)**

Agent Comments



**Price:** \$635,000

**Method:** Private Sale

**Date:** 13/07/2020

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 180 sqm approx



**3/37 Rodney Av COBURG NORTH 3058  
(REI/VG)**

Agent Comments



**Price:** \$635,000

**Method:** Private Sale

**Date:** 05/08/2020

**Rooms:** 3

**Property Type:** Townhouse (Res)