

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

1/209 CUMBERLAND ROAD 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2022

to

31 Mar 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

12/14 PASCOE STREET PASCOE VALE VIC 3044	\$395,000	14-Mar-23
4/8 BRISTOL ROAD PASCOE VALE VIC 3044	\$400,000	10-Jan-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: 17 April 2023



12/14 PASCOE STREET PASCOE VALE VIC 3044

2 1 1

Sold Price ^{RS} **\$395,000** ^{UN} Sold Date **14-Mar-23**

Distance **0.57km**



4/8 BRISTOL ROAD PASCOE VALE VIC 3044

2 1 1

Sold Price **\$400,000** Sold Date **10-Jan-23**

Distance **0.19km**

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

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