

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

3 Amber Court 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Jun 2020

to

31 May 2021

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

3 Shanley Street Pascoe Vale VIC 3044	\$709,000	22-May-21
5/46 Austin Crescent Pascoe Vale VIC 3044	\$650,000	21-May-21
5/12 Stewart Street Pascoe Vale VIC 3044	\$595,000	27-May-21

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: 18 June 2021



3 Shanley Street Pascoe Vale VIC 3044

 2  1  2

Sold Price

^{RS} **\$709,000**

Sold Date

22-May-21

Distance

0.36km



5/46 Austin Crescent Pascoe Vale VIC 3044

 2  1  2

Sold Price

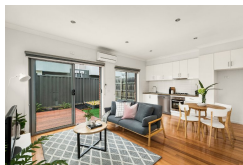
^{RS} **\$650,000**

Sold Date

21-May-21

Distance

1.46km



5/12 Stewart Street Pascoe Vale VIC 3044

 2  1  1

Sold Price

^{RS} **\$595,000**

Sold Date

27-May-21

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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