

# 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 22 Fawkner Road, Pascoe Vale 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$944,000

Property type House

Suburb Pascoe Vale

Period - From 01/09/19

to

01/03/20

Source RP Data

### 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 – 32 Bolingbroke Street, Pascoe Vale	\$1,200,000	01/11/19
2 – 102 Northumberland Road, Pascoe Vale	\$1,020,000	21/09/19
3 –		

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: 2 March 2020