

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

5/558 Bell Street Pascoe Vale South 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

\$569,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,250

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Mar 2019

to

29 Feb 2020

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

3/48 Pardy Street Pascoe Vale VIC 3044	\$560,000	23-Sep-19
4/10 Hazel Grove Pascoe Vale VIC 3044	\$578,000	13-Nov-19
2/77B Derby Street Pascoe Vale VIC 3044	\$501,000	07-Dec-19

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: 03 March 2020



3/48 Pardy Street Pascoe Vale VIC 3044

Sold Price

\$560,000

Sold Date

23-Sep-19

 2  1  1

Distance

0.71km



4/10 Hazel Grove Pascoe Vale VIC 3044

Sold Price

\$578,000

Sold Date

13-Nov-19

 2  1  1

Distance

0.84km



2/77B Derby Street Pascoe Vale VIC 3044

Sold Price

\$501,000

Sold Date

07-Dec-19

 3  1  1

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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