

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

6/8-10 Kent 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2021

to

31 Dec 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

2/1 Clara Street Fawkner VIC 3060	\$420,000	11-Aug-21
2/3 Perkin Avenue Pascoe Vale VIC 3044	\$475,000	01-Aug-21
8/20 Grevillia Road Oak Park VIC 3046	\$431,000	23-Oct-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: 17 January 2022



2/1 Clara Street Fawkner VIC 3060 Sold Price **\$420,000** Sold Date **11-Aug-21**

 2  1  1

Distance **1.64km**



2/3 Perkin Avenue Pascoe Vale VIC 3044 Sold Price **\$475,000** Sold Date **01-Aug-21**

 2  1  1

Distance **1.74km**



8/20 Grevillia Road Oak Park VIC 3046 Sold Price **\$431,000** Sold Date **23-Oct-21**

 2  1  1

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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