

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

4/7 Fawkner 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2021

to

31 Jan 2022

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

3/1A Plymouth Avenue Pascoe Vale VIC 3044	\$610,000	02-Feb-22
1B Heath Street Pascoe Vale VIC 3044	\$575,000	25-Jan-22
4/95 Sussex Street Pascoe Vale VIC 3044	\$520,000	02-Feb-22

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: 16 February 2022



3/1A Plymouth Avenue Pascoe Vale VIC 3044

 2  2  1

Sold Price ^{RS} **\$610,000** Sold Date **02-Feb-22**

Distance **1.18km**



1B Heath Street Pascoe Vale VIC 3044

 2  1  1

Sold Price ^{RS} **\$575,000** Sold Date **25-Jan-22**

Distance **0.24km**



4/95 Sussex Street Pascoe Vale VIC 3044

 2  1  1

Sold Price ^{RS} **\$520,000** ^{UN} Sold Date **02-Feb-22**

Distance **1.66km**

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

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