

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

6/20 Austin Crescent 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2019

to

31 Mar 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

8/48 Railway Parade Pascoe Vale VIC 3044	\$800,000	20-Nov-19
3/95 Northumberland Road Pascoe Vale VIC 3044	\$725,000	19-Feb-20
4/6 Plymouth Avenue Pascoe Vale VIC 3044	\$706,000	14-Apr-20

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: 15 April 2020

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8/48 Railway Parade Pascoe Vale VIC 3044

Sold Price **\$800,000** Sold Date **20-Nov-19**

3 2 2

Distance **0.2km**



3/95 Northumberland Road Pascoe Vale VIC 3044

Sold Price **\$725,000** Sold Date **19-Feb-20**

3 2 2

Distance **0.65km**



4/6 Plymouth Avenue Pascoe Vale VIC 3044

Sold Price ^{RS} **\$706,000** ^{UN} Sold Date **14-Apr-20**

3 2 2

Distance **1.24km**

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

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