

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

2/12 Joffre 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2018

to

31 Oct 2019

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

10/17-19 Northumberland Road Pascoe Vale VIC 3044	\$680,000	25-May-19
3/232 Cumberland Road Pascoe Vale VIC 3044	\$670,000	26-Oct-19
256 Cumberland Road Pascoe Vale VIC 3044	\$600,000	08-Jun-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: 12 November 2019



**10/17-19 Northumberland Road
Pascoe Vale VIC 3044**

 3  2  2

Sold Price **\$680,000** Sold Date **25-May-19**

Distance **1.37km**



**3/232 Cumberland Road Pascoe
Vale VIC 3044**

 3  1  1

Sold Price ^{RS} **\$670,000** Sold Date **26-Oct-19**

Distance **0.41km**



**256 Cumberland Road Pascoe Vale
VIC 3044**

 3  2  1

Sold Price **\$600,000** Sold Date **08-Jun-19**

Distance **0.13km**

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

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