

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

4/95 Balmoral Avenue 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

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Pascoe Vale South

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

2/275 Ohea Street Pascoe Vale South VIC 3044	\$600,000	04-Jul-19
8/277 Ohea Street Pascoe Vale South VIC 3044	\$645,000	26-Oct-19
2 Heliopolis Street Pascoe Vale South VIC 3044	\$655,000	13-Aug-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: 26 November 2019



2/275 Ohea Street Pascoe Vale South VIC 3044

2 2 1

Sold Price **\$600,000** Sold Date **04-Jul-19**

Distance **0.42km**



8/277 Ohea Street Pascoe Vale South VIC 3044

2 2 1

Sold Price **\$645,000** Sold Date **26-Oct-19**

Distance **0.42km**



2 Heliopolis Street Pascoe Vale South VIC 3044

2 2 1

Sold Price **\$655,000^{UN}** Sold Date **13-Aug-19**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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