

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

5/6 DEVON 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Dec 2021

to

30 Nov 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

4/61 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$650,000	30-Nov-22
2/4 BRADLEY STREET PASCOE VALE VIC 3044	\$710,000	16-Aug-22
2/40-42 RAILWAY PARADE PASCOE VALE VIC 3044	\$720,000	13-Aug-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: 10 December 2022



**4/61 NORTHUMBERLAND ROAD
PASCOE VALE VIC 3044**

 3  1  2

Sold Price

^{RS}

\$650,000

Sold Date

30-Nov-22

Distance

0.26km



**2/4 BRADLEY STREET PASCOE
VALE VIC 3044**

 2  1  2

Sold Price

\$710,000

Sold Date

16-Aug-22

Distance

1.38km



**2/40-42 RAILWAY PARADE
PASCOE VALE VIC 3044**

 3  1  1

Sold Price

\$720,000

Sold Date

13-Aug-22

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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