

## 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

27 CARINGA STREET PASCOE VALE VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Jun 2021

to

31 May 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

|  |             |           |
|--|-------------|-----------|
| 195 CUMBERLAND ROAD PASCOE VALE VIC 3044 | \$955,000   | 18-May-22 |
| 157 BOUNDARY ROAD PASCOE VALE VIC 3044   | \$1,080,000 | 23-May-22 |
| 7 ROSE STREET PASCOE VALE VIC 3044       | \$1,105,000 | 22-Apr-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.

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**195 CUMBERLAND ROAD PASCOE VALE VIC 3044**

Sold Price

<sup>RS</sup>

**\$955,000**

Sold Date

**18-May-22**

 4  2  2

Distance

**0.8km**



**157 BOUNDARY ROAD PASCOE VALE VIC 3044**

Sold Price

<sup>RS</sup>

**\$1,080,000**

Sold Date

**23-May-22**

 3  1  2

Distance

**0.67km**



**7 ROSE STREET PASCOE VALE VIC 3044**

Sold Price

<sup>RS</sup>

**\$1,105,000**

Sold Date

**22-Apr-22**

 3  1  4

Distance

**0.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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