

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

1/297A CUMBERLAND 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2022

to

31 Mar 2023

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

7A NEIL STREET HADFIELD VIC 3046	\$615,000	25-Feb-23
2/103 KENT ROAD PASCOE VALE VIC 3044	\$700,000	07-Mar-23
2/31-33 DAVIES STREET HADFIELD VIC 3046	\$600,000	13-Apr-23

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: 19 April 2023

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**7A NEIL STREET HADFIELD VIC 3046**

 2  1  1

Sold Price

\$615,000

Sold Date

25-Feb-23

Distance

0.52km**2/103 KENT ROAD PASCOE VALE VIC 3044**

 3  1  2

Sold Price

\$700,000

Sold Date

07-Mar-23

Distance

0.53km**2/31-33 DAVIES STREET HADFIELD VIC 3046**

 2  2  1

Sold Price

^{RS} **\$600,000**

Sold Date

13-Apr-23

Distance

0.65km**RS** = Recent sale**UN** = Undisclosed Sale

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