

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

4/2 Windsor Street 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2020

to

31 Aug 2021

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

4/107 Landells Road Pascoe Vale VIC 3044	\$660,000	15-May-21
5/107 Essex Street Pascoe Vale VIC 3044	\$605,000	16-Aug-21
4/16 Bristol Road Pascoe Vale VIC 3044	\$648,000	15-May-21

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: 22 September 2021

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4/107 Landells Road Pascoe Vale VIC 3044

2 1 1

Sold Price

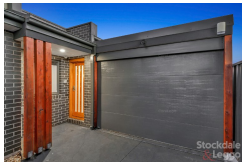
\$660,000

Sold Date

15-May-21

Distance

0.33km



5/107 Essex Street Pascoe Vale VIC 3044

2 1 1

Sold Price

^{RS} **\$605,000**

Sold Date

16-Aug-21

Distance

0.84km



4/16 Bristol Road Pascoe Vale VIC 3044

2 1 1

Sold Price

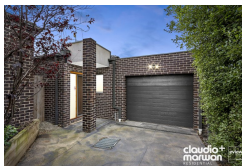
\$648,000

Sold Date

15-May-21

Distance

1.11km



5/46 Austin Crescent Pascoe Vale VIC 3044

2 1 2

Sold Price

\$650,000

Sold Date

21-May-21

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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