

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

3 Dromana Avenue 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

\$820,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Jun 2019

to

31 May 2020

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

46 Essex Street Pascoe Vale VIC 3044	\$871,000	03-Mar-20
14 Stanley Street Pascoe Vale VIC 3044	\$934,999	14-Mar-20
557 Pascoe Vale Road Pascoe Vale VIC 3044	\$852,000	22-Feb-20

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: 25 June 2020



46 Essex Street Pascoe Vale VIC 3044

Sold Price

\$871,000

Sold Date **03-Mar-20**

2 1 1

Distance **0.93km**



14 Stanley Street Pascoe Vale VIC 3044

Sold Price

\$934,999

Sold Date **14-Mar-20**

3 1 2

Distance **0.95km**



557 Pascoe Vale Road Pascoe Vale VIC 3044

Sold Price

\$852,000

Sold Date **22-Feb-20**

3 1 3

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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