

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

5/20 FAWKNER 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Aug 2022

to

31 Jul 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

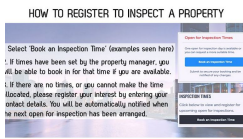
Date of sale

3/60 VIEW STREET PASCOE VALE VIC 3044	\$546,000	13-Jul-23
3/158 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$585,000	03-Jun-23
10/15 NERISSA GROVE OAK PARK VIC 3046	\$600,000	13-Jul-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: 31 August 2023



3/60 VIEW STREET PASCOE VALE VIC 3044

Sold Price

^{RS} \$546,000

Sold Date

13-Jul-23

2 2 1

Distance

0.66km



3/158 CUMBERLAND ROAD PASCOE VALE VIC 3044

Sold Price

^{RS} \$585,000

Sold Date

03-Jun-23

2 2 1

Distance

0.85km



10/15 NERISSA GROVE OAK PARK VIC 3046

Sold Price

^{RS} \$600,000

Sold Date

13-Jul-23

2 2 1

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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