## 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	67 Northumberland Road, Pascoe Vale Vic 3044
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000	&	\$1,350,000
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#### Median sale price

Median price \$1,204,000	Property Type House	Suburb Pascoe Vale
Period - From 01/01/2025	to 31/03/2025	Source REIV

# 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 six 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
1	31 Snell Gr PASCOE VALE 3044	\$1,350,000	29/03/2025
2	4 Dale Av PASCOE VALE 3044	\$1,320,000	15/03/2025
3	2 Dale Av PASCOE VALE 3044	\$1,270,000	15/03/2025

#### 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 six months.

This Statement of Information was prepared on:	09/04/2025 15:03









Rooms: 6

**Property Type:** House (Res) **Land Size:** 987 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price March quarter 2025: \$1,204,000

# Comparable Properties

31 Snell Gr PASCOE VALE 3044 (REI)

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**Agent Comments** 

**Price:** \$1,350,000 **Method:** Auction Sale **Date:** 29/03/2025

Property Type: House (Res) Land Size: 1031 sqm approx



4 Dale Av PASCOE VALE 3044 (REI)

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**a** 

**Agent Comments** 

**Price:** \$1,320,000 **Method:** Auction Sale **Date:** 15/03/2025

**Property Type:** House (Res) **Land Size:** 756 sqm approx



2 Dale Av PASCOE VALE 3044 (REI)

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**Agent Comments** 

**Price:** \$1,270,000 **Method:** Auction Sale **Date:** 15/03/2025

**Property Type:** House (Res) **Land Size:** 755 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938





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