

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

7/4-6 Heath 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

\$869,000.00

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2020

to

31 Mar 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

4/50 Railway Parade Pascoe Vale VIC 3044	\$855,000	12-Dec-20
25 Power Street Pascoe Vale South VIC 3044	\$900,000	12-Dec-20
15 Douglas Street Pascoe Vale VIC 3044	\$810,000	20-Feb-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: 06 April 2021



4/50 Railway Parade Pascoe Vale VIC 3044

3 2 2

Sold Price **\$855,000** Sold Date **12-Dec-20**

Distance **0.27km**



25 Power Street Pascoe Vale South VIC 3044

3 2 2

Sold Price **\$900,000** Sold Date **12-Dec-20**

Distance **0.68km**



15 Douglas Street Pascoe Vale VIC 3044

3 2 2

Sold Price ^{RS} **\$810,000** Sold Date **20-Feb-21**

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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