

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

3/4-6 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

or range
between

\$640,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2020

to

31 May 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

| | | |
|--------------------------------------------|-----------|-----------|
| 3 Parker Street Pascoe Vale VIC 3044 | \$708,000 | 20-May-21 |
| 4/113 Cumberland Road Pascoe Vale VIC 3044 | \$640,500 | 15-May-21 |
| 1/46 Kent Road Pascoe Vale VIC 3044 | \$766,000 | 25-Mar-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: 28 June 2021



3 Parker Street Pascoe Vale VIC 3044

2 2 1

Sold Price

^{RS} **\$708,000**

Sold Date **20-May-21**

Distance **0.21km**

U 3/2 Parker Street, Pascoe Vale N ▲



4/113 Cumberland Road Pascoe Vale VIC 3044

2 2 1

Sold Price

^{RS} **\$640,500**

Sold Date **15-May-21**

Distance **0.79km**



1/46 Kent Road Pascoe Vale VIC 3044

2 2 1

Sold Price

\$766,000

Sold Date **25-Mar-21**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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