

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

3/19 Arndt 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2019

to

31 Dec 2019

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

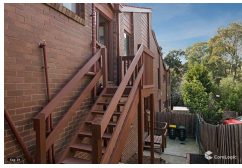
1/34-36 Longview Street Pascoe Vale VIC 3044	\$695,000	12-Oct-19
3/61 Northumberland Road Pascoe Vale VIC 3044	\$665,000	23-Nov-19
2/18 Callander Road Pascoe Vale VIC 3044	\$750,000	14-Dec-19

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: 20 January 2020

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1/34-36 Longview Street Pascoe Vale VIC 3044

3 1 2

Sold Price **\$695,000** Sold Date **12-Oct-19**

Distance **0.3km**



3/61 Northumberland Road Pascoe Vale VIC 3044

3 1 2

Sold Price ^{RS} **\$665,000** Sold Date **23-Nov-19**

Distance **0.36km**



2/18 Callander Road Pascoe Vale VIC 3044

3 1 2

Sold Price ^{RS} **\$750,000** Sold Date **14-Dec-19**

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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