

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

10/8 Prospect 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Other

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

3/158 Cumberland Road Pascoe Vale VIC 3044	\$585,000	04-Dec-19
2/153 Essex Street Pascoe Vale VIC 3044	\$585,000	10-Aug-19
9/6 Fawkner Road Pascoe Vale VIC 3044	\$645,000	16-Aug-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: 21 January 2020



3/158 Cumberland Road Pascoe Vale VIC 3044

2 2 1

Sold Price

^{RS} **\$585,000**

Sold Date **04-Dec-19**

Distance **0.14km**



2/153 Essex Street Pascoe Vale VIC 3044

2 1 1

Sold Price

\$585,000

Sold Date **10-Aug-19**

Distance **0.44km**



9/6 Fawkner Road Pascoe Vale VIC 3044

2 2 1

Sold Price

^{RS} **\$645,000** ^{UN}

Sold Date **16-Aug-19**

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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