

## 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 Kauple Street Pascoe Vale VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,420,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$847,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Feb 2019

to

31 Jan 2020

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

2 West Street Pascoe Vale VIC 3044	\$1,470,000	04-Dec-18
5 Somali Street Pascoe Vale South VIC 3044	\$1,611,000	13-Nov-19
15 Nerissa Grove Oak Park VIC 3046	\$1,440,000	30-May-18

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: 19 February 2020

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**2 West Street Pascoe Vale VIC 3044**

5 2 3

Sold Price **\$1,470,000** Sold Date **04-Dec-18**

Distance **1.2km**



**5 Somali Street Pascoe Vale South VIC 3044**

5 3 1

Sold Price **\$1,611,000** Sold Date **13-Nov-19**

Distance **1.91km**



**15 Nerissa Grove Oak Park VIC 3046**

4 2 2

Sold Price **\$1,440,000** Sold Date **30-May-18**

Distance **1.96km**

RS = Recent sale      UN = Undisclosed Sale

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