

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

104A/23 Cumberland Road, Pascoe Vale South, Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$320,000

&

\$340,000

Median sale price

Median price

\$596,250

Property type

Unit

Suburb

Pascoe Vale South

Period - From

01/04/2023

to

31/03/2024

Source



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 six 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
208B/23-25 Cumberland Road, Pascoe Vale South, VIC 3044	\$330,000	19/01/2024
105A/23-25 Cumberland Road, Pascoe Vale South, VIC 3044	\$329,000	12/02/2024
108B/23 Cumberland Road, Pascoe Vale South, VIC 3044	\$335,500	14/02/2024

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 six months.

This Statement of Information was prepared on: 19/04/2024