

## 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

108B/23 CUMBERLAND ROAD PASCOE VALE SOUTH 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

\$355,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Nov 2022

to

31 Oct 2023

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

206/314 PASCOE VALE ROAD ESSENDON VIC 3040	\$366,000	06-Oct-23
409/316 PASCOE VALE ROAD ESSENDON VIC 3040	\$330,000	22-Jun-23
108/316 PASCOE VALE ROAD ESSENDON VIC 3040	\$320,000	04-Aug-23

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: 08 November 2023



**206/314 PASCOE VALE ROAD  
 ESSENDON VIC 3040**

 1  1  1

Sold Price **\$366,000** Sold Date **06-Oct-23**

Distance **1.6km**



**409/316 PASCOE VALE ROAD  
 ESSENDON VIC 3040**

 1  1  1

Sold Price **\$330,000** Sold Date **22-Jun-23**

Distance **1.55km**



**108/316 PASCOE VALE ROAD  
 ESSENDON VIC 3040**

 1  1  1

Sold Price **\$320,000** Sold Date **04-Aug-23**

Distance **1.55km**

RS = Recent sale      UN = Undisclosed Sale

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