

The RayWhite logo is positioned in the top right corner of the page. It consists of the brand name "RayWhite." in a bold, black, sans-serif font, set against a solid yellow rectangular background.

RayWhite.

A hand is shown holding a white sign with a yellow circular top. The number "15" is printed in a large, grey, sans-serif font on the yellow background. The background of the entire page is a blurred bokeh of green and white light spots, suggesting an outdoor setting with trees and sunlight.

15

A hand is shown holding a white sign with a yellow circular top. The number "19" is printed in a large, grey, sans-serif font on the yellow background. This sign is positioned to the right and slightly behind the sign with the number 15.

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Statement of information

**12 MCCRACKEN AVENUE, PASCOE VALE, VIC 3044
PREPARED BY ABDUL ALLOUCHE , RAY WHITE BRUNSWICK**

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

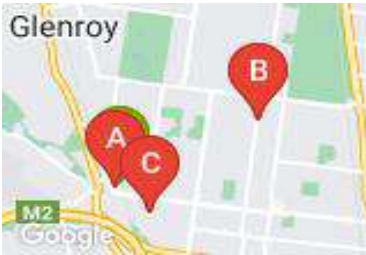
12 MCCRACKEN AVENUE, PASCOE VALE,  4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$1,000,000 to \$1,100,000**

Provided by: Abdul Allouche, Ray White Brunswick

MEDIAN SALE PRICE



PASCOE VALE, VIC, 3044

Suburb Median Sale Price (House)

\$1,058,000

01 April 2023 to 30 June 2023

Provided by:  pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



6 PARK ST, PASCOE VALE, VIC 3044

 4  3  2

Sale Price

\$1,310,000

Sale Date: 05/07/2023

Distance from Property: 101m



22 KENT RD, PASCOE VALE, VIC 3044

 3  2  1

Sale Price

\$1,125,000

Sale Date: 17/06/2023

Distance from Property: 2km



16 NORTHGATE ST, PASCOE VALE, VIC 3044

 4  2  2

Sale Price

***\$1,200,000**

Sale Date: 31/05/2023

Distance from Property: 584m

This report has been compiled on 19/09/2023 by Ray White Brunswick. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

12 MCCRACKEN AVENUE, PASCOE VALE, VIC 3044

Indicative selling price

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

Price Range: \$1,000,000 to \$1,100,000


Median sale price

Median price: \$1,058,000

Property type: House

Suburb: PASCOE VALE

Period: 01 April 2023 to 30 June 2023

Source: 

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
6 PARK ST, PASCOE VALE, VIC 3044	\$1,310,000	05/07/2023
22 KENT RD, PASCOE VALE, VIC 3044	\$1,125,000	17/06/2023
16 NORTHGATE ST, PASCOE VALE, VIC 3044	*\$1,200,000	31/05/2023

This Statement of Information was prepared on: 19/09/2023