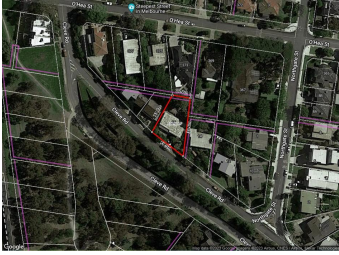


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 CLEVE ROAD, PASCOE VALE SOUTH,



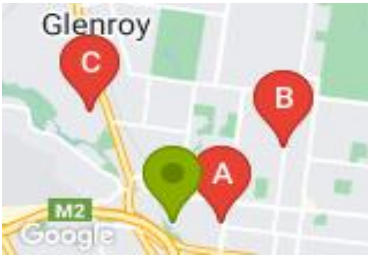
Indicative Selling Price

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

Price Range: **\$850,000 to \$895,000**

Provided by: Michael Collins, Ian Reid Buyer & Vendor Advocates

MEDIAN SALE PRICE



PASCOE VALE SOUTH, VIC, 3044

Suburb Median Sale Price (House)

\$1,140,000

01 July 2022 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.



45 CUMBERLAND RD, PASCOE VALE, VIC 3044



Sale Price

\$880,000

Sale Date: 06/05/2023

Distance from Property: 658m



157 DERBY ST, PASCOE VALE, VIC 3044



Sale Price

\$800,000

Sale Date: 13/05/2023

Distance from Property: 1.8km



10 VINCENT ST, OAK PARK, VIC 3046



Sale Price

\$895,000

Sale Date: 08/05/2023

Distance from Property: 1.9km



This report has been compiled on 14/09/2023 by Ian Reid Buyer & Vendor Advocates. 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

16 CLEVE ROAD, PASCOE VALE SOUTH, VIC 3044

Indicative selling price

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

Price Range: \$850,000 to \$895,000

Median sale price

Median price \$1,140,000

Property type

House

Suburb

PASCOE VALE
SOUTH

Period 01 July 2022 to 30 June 2023

Source

pricfinder

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

45 CUMBERLAND RD, PASCOE VALE, VIC 3044	\$880,000	06/05/2023
157 DERBY ST, PASCOE VALE, VIC 3044	\$800,000	13/05/2023
10 VINCENT ST, OAK PARK, VIC 3046	\$895,000	08/05/2023

This Statement of Information was prepared on:

14/09/2023