### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Address	2/20 Pascoe Street, Pascoe Vale Vic 3044
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$	\$600,000	&	\$660,000

#### Median sale price

Median price	\$630,000	Pro	perty Type Un	t		Suburb	Pascoe Vale
Period - From	01/07/2022	to	30/06/2023	So	ource	REIV	

#### 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

7,01	aress of comparable property	1 1100	Date of Sale
1	1/170 Cumberland Rd PASCOE VALE 3044	\$645,000	04/07/2023
2	2/5 Plymouth Av PASCOE VALE 3044	\$630,000	06/02/2023
3	2/2 Windsor St PASCOE VALE 3044	\$605,000	19/06/2023

#### OR

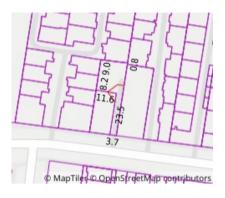
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/07/2023 17:34



Date of sale

## **McGrath**





Rooms: 4

**Property Type:** Flat Agent Comments

Indicative Selling Price \$600,000 - \$660,000 Median Unit Price Year ending June 2023: \$630,000

## Comparable Properties



1/170 Cumberland Rd PASCOE VALE 3044

(REI)

**—** 2

**—** 1

**€** 2

Price: \$645,000 Method: Private Sale Date: 04/07/2023

Property Type: Townhouse (Single)

Agent Comments



2/5 Plymouth Av PASCOE VALE 3044 (REI/VG) Agent Comments

**–** 2





Price: \$630,000 Method: Private Sale Date: 06/02/2023 Property Type: Unit

Land Size: 174 sqm approx

Agent Comments



2/2 Windsor St PASCOE VALE 3044 (REI/VG)

Price: \$605.000

Method: Private Sale Date: 19/06/2023

Property Type: Townhouse (Single)

Agent Comments

**Account** - McGrath | P: 03 8312 9222 | F: 03 9354 2586



