

# 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

2/20 Pascoe Street, Pascoe Vale Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$660,000

### Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Pascoe Vale

Period - From

01/07/2022

to

30/06/2023

Source

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	Price	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



**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)**

**Agent Comments**



**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 04/07/2023  
**Property Type:** Townhouse (Single)



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

**Agent Comments**



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 06/02/2023  
**Property Type:** Unit  
**Land Size:** 174 sqm approx



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

**Agent Comments**



**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 19/06/2023  
**Property Type:** Townhouse (Single)

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