

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 2/73-75 Derby Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$622,500 Property Type Unit Suburb Pascoe Vale

Period - From 01/04/2023 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	11/121-125 Northumberland Rd PASCOE VALE 3044	\$526,000	18/09/2023
2	1/11 Callander Rd PASCOE VALE 3044	\$520,000	05/09/2023
3	1/26 Snell Gr PASCOE VALE 3044	\$500,000	23/05/2023

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: 05/10/2023 11:44



Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



11/121-125 Northumberland Rd PASCOE VALE 3044 (REI) Agent Comments



Price: \$526,000

Method: Private Sale

Date: 18/09/2023

Property Type: Villa



1/11 Callander Rd PASCOE VALE 3044 (REI) Agent Comments



Price: \$520,000

Method: Sold Before Auction

Date: 05/09/2023

Property Type: Villa



1/26 Snell Gr PASCOE VALE 3044 (REI/VG) Agent Comments



Price: \$500,000

Method: Private Sale

Date: 23/05/2023

Property Type: Unit