

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

21/12 SURREY STREET PASCOE VALE VIC 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$295,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 1/209 CUMBERLAND ROAD PASCOE VALE VIC 3044 | \$400,000 | 24-May-23 |
| 8/3 PASCOE STREET PASCOE VALE VIC 3044 | \$390,000 | 23-Apr-23 |
| 8/119 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044 | \$315,000 | 15-Mar-23 |

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 6 months.~~

This Statement of Information was prepared on: 21 June 2023

**1/209 CUMBERLAND ROAD
PASCOE VALE VIC 3044**

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Sold Price ^{RS} **\$400,000** Sold Date **24-May-23**Distance **1.26km****8/3 PASCOE STREET PASCOE
VALE VIC 3044**

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Sold Price **\$390,000** Sold Date **23-Apr-23**Distance **1.59km****8/119 NORTHUMBERLAND ROAD
PASCOE VALE VIC 3044**

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Sold Price **\$315,000** Sold Date **15-Mar-23**Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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