

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 3/292 Cumberland Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$646,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/07/2023 to 30/09/2023 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	312 Cumberland Rd PASCOE VALE 3044	\$710,000	18/11/2023
2	29 Bailey Cr OAK PARK 3046	\$667,000	02/12/2023
3	36 Stonewood Cirt HADFIELD 3046	\$660,000	11/11/2023

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: 22/12/2023 11:18



Property Type: Townhouse (Res)

Land Size: 119 sqm approx

Agent Comments

2000 built complex, one of 5 with ample space, 3 bedrooms and main bathroom upstairs, great size kitchen and living/dining, outdoor established entertaining area with access to lockup garage.

Comparable Properties



312 Cumberland Rd PASCOE VALE 3044 (REI)

Agent Comments



Price: \$710,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Townhouse (Res)

Land Size: 205 sqm approx

Newer complex and street frontage, very close proximity and recent sale however superior to 3@292 Cumberland Rd as it has also a second bathroom



29 Bailey Cr OAK PARK 3046 (REI)

Agent Comments



Price: \$667,000

Method: Private Sale

Date: 02/12/2023

Property Type: Townhouse (Res)

Land Size: 134 sqm approx

Good comparable as similar size and accommodation, in close proximity.



36 Stonewood Cirt HADFIELD 3046 (REI)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 11/11/2023

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 122 sqm approx

This is a newer built however Cumberland is superior location and a smaller complex.