

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 3/46 Austin Crescent, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$570,000 & \$620,000

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	8/55 Pleasant St PASCOE VALE 3044	\$632,000	29/06/2023
2	2/123 Boundary Rd PASCOE VALE 3044	\$630,000	03/11/2023
3	3/169 Cumberland Rd PASCOE VALE 3044	\$630,000	24/06/2023

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: 30/11/2023 19:12



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



8/55 Pleasant St PASCOE VALE 3044 (REI/VG) Agent Comments



Price: \$632,000

Method: Private Sale

Date: 29/06/2023

Property Type: Townhouse (Single)



2/123 Boundary Rd PASCOE VALE 3044 (REI) Agent Comments



Price: \$630,000

Method: Private Sale

Date: 03/11/2023

Property Type: Townhouse (Single)

3/169 Cumberland Rd PASCOE VALE 3044 (REI/VG) Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Townhouse (Res)