

## 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 ATTERCLIFFE AVENUE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Dec 2022

to

30 Nov 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

1/170-174 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$645,000	04-Jul-23
37 ROLLO STREET PASCOE VALE VIC 3044	\$595,000	02-Oct-23
8/5-7 DOWNS STREET PASCOE VALE VIC 3044	\$597,000	28-Jun-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: 12 December 2023

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**1/170-174 CUMBERLAND ROAD  
PASCOE VALE VIC 3044**

 2  1  2

Sold Price **\$645,000** Sold Date **04-Jul-23**

Distance **0.93km**



**37 ROLLO STREET PASCOE VALE  
VIC 3044**

 2  1  1

Sold Price <sup>RS</sup> **\$595,000** Sold Date **02-Oct-23**

Distance **0.93km**



**8/5-7 DOWNS STREET PASCOE  
VALE VIC 3044**

 2  1  1

Sold Price **\$597,000** Sold Date **28-Jun-23**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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