

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

4/96 NORTHUMBERLAND ROAD 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

\$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 Nov 2022

to

31 Oct 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

3/26 ARNDT ROAD PASCOE VALE VIC 3044	\$600,000	22-Jul-23
8/55 PLEASANT STREET PASCOE VALE VIC 3044	\$632,000	29-Jun-23
3/158 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$585,000	03-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: 08 November 2023



3/26 ARNDT ROAD PASCOE VALE VIC 3044 Sold Price **\$600,000** Sold Date **22-Jul-23**

 2  2  1

Distance **0.16km**



8/55 PLEASANT STREET PASCOE VALE VIC 3044 Sold Price **\$632,000** Sold Date **29-Jun-23**

 2  2  1

Distance **0.63km**



3/158 CUMBERLAND ROAD PASCOE VALE VIC 3044 Sold Price **\$585,000** Sold Date **03-Jun-23**

 2  2  1

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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