

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

14/2-10 Prospect 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

\$619,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,500

Property type

House

Suburb

Pascoe Vale

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/49 Warwick Road Pascoe Vale VIC 3044	\$590,000	21-Sep-19
2/12 Fawkner Road Pascoe Vale VIC 3044	\$650,000	22-Aug-19
3/25 Austin Crescent Pascoe Vale VIC 3044	\$600,000	02-Oct-19

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: 19 November 2019



**2/49 Warwick Road Pascoe Vale
 VIC 3044**

2 1 1

Sold Price

^{RS} **\$590,000**

Sold Date

21-Sep-19

Distance

0.64km



**2/12 Fawkner Road Pascoe Vale
 VIC 3044**

2 1 1

Sold Price

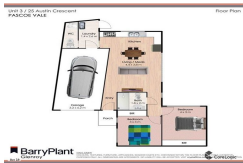
\$650,000

Sold Date

22-Aug-19

Distance

0.67km



**3/25 Austin Crescent Pascoe Vale
 VIC 3044**

2 1 1

Sold Price

^{RS} **\$600,000**

Sold Date

02-Oct-19

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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