

## 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

3/29 Devon Road 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

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

5/4 Lex Grove Oak Park VIC 3046	\$448,550	24-Aug-19
5/17 Callander Road Pascoe Vale VIC 3044	\$405,000	06-Aug-19
7/220 Waterloo Road Oak Park VIC 3046	\$485,000	01-Jul-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: 07 November 2019

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5/4 Lex Grove Oak Park VIC 3046

Sold Price

**\$448,550**

Sold Date

**24-Aug-19**
 2
  1
  1

Distance

**0.5km**5/17 Callander Road Pascoe Vale  
VIC 3044

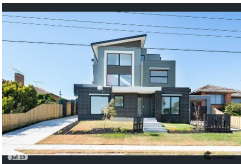
Sold Price

**\$405,000**

Sold Date

**06-Aug-19**
 2
  1
  1

Distance

**0.57km**7/220 Waterloo Road Oak Park VIC  
3046

Sold Price

**\$485,000**

Sold Date

**01-Jul-19**
 2
  1
  1

Distance

**0.6km**

RS = Recent sale

UN = Undisclosed Sale

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