

## 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

4/137 Northumberland 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

\$599,000

&

\$609,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Oct 2018

to

30 Sep 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

3/307 Cumberland Road Pascoe Vale VIC 3044	\$655,000	10-Jun-19
16/121-125 Northumberland Road Pascoe Vale VIC 3044	\$565,000	23-Oct-19
15/121-125 Northumberland Road Pascoe Vale VIC 3044	\$590,000	03-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: 31 October 2019



**3/307 Cumberland Road Pascoe Vale VIC 3044**

 2  2  1

Sold Price **\$655,000** Sold Date **10-Jun-19**

Distance **0.72km**

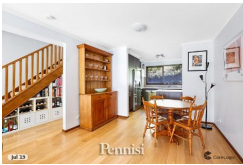


**16/121-125 Northumberland Road Pascoe Vale VIC 3044**

 3  1  1

Sold Price <sup>RS</sup> **\$565,000** Sold Date **23-Oct-19**

Distance **0.09km**



**15/121-125 Northumberland Road Pascoe Vale VIC 3044**

 3  1  1

Sold Price **\$590,000** Sold Date **03-Jul-19**

Distance **0.08km**

RS = Recent sale      UN = Undisclosed Sale

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