

## 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

3/299-301 Cumberland 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

\$445,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2019

to

31 Dec 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

3/29 Devon Road Pascoe Vale VIC 3044	\$465,000	07-Dec-19
2/77B Derby Street Pascoe Vale VIC 3044	\$501,000	07-Dec-19
29/22-26 Pascoe Street Pascoe Vale VIC 3044	\$510,000	14-Dec-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 January 2020



**3/29 Devon Road Pascoe Vale VIC 3044**

Sold Price

<sup>RS</sup> **\$465,000**

Sold Date **07-Dec-19**

 2  1  1

Distance **1.62km**



**2/77B Derby Street Pascoe Vale VIC 3044**

Sold Price

<sup>RS</sup> **\$501,000**

Sold Date **07-Dec-19**

 2  1  1

Distance **1.72km**



**29/22-26 Pascoe Street Pascoe Vale VIC 3044**

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date **14-Dec-19**

 2  1  1

Distance **0.55km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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