

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/11 Danin 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

or range
between

\$655,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

*House

*Unit

X

Suburb

Pascoe Vale

Period-from

01 Aug 2018

to

31 Jul 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

4/45 Park Street Pascoe Vale VIC 3044	\$646,000	23-May-19
4/58 Austin Crescent Pascoe Vale VIC 3044	\$705,000	15-Jun-19
4/62 Park Street Pascoe Vale VIC 3044	\$755,000	04-Jun-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.~~

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4/45 Park Street Pascoe Vale VIC 3044

 3  2  1

Sold Price

\$646,000

Sold Date

23-May-19

Distance

0.39km



4/58 Austin Crescent Pascoe Vale VIC 3044

 3  1  1

Sold Price

\$705,000

Sold Date

15-Jun-19

Distance

0.34km



4/62 Park Street Pascoe Vale VIC 3044

 3  2  1

Sold Price

\$755,000

Sold Date

04-Jun-19

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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