



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**4/62 Pleasant Street,  
PASCOE VALE 3044**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$480,000 - \$520,000**

### Median sale price

Median **Unit** for **PASCOE VALE** for period **Aug 2019 - Oct 2019**

Sourced from **REA**.

**\$542,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**5/47 Austin Crescent,**  
Pascoe Vale 3044

Price **\$510,000** Sold 05  
October 2019

**1/135 Northumberland Road,**  
Pascoe Vale 3044

Price **\$531,000** Sold 16  
October 2019

**4/88 Northumberland Road,** Price **\$511,000** Sold 12  
Pascoe Vale 3044  
October 2019

This Statement of Information was prepared on 19th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REA.

#### Stockdale & Leggo Glenroy

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Glenroy VIC 3046

#### Contact agents



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**Stockdale  
& Leggo**