

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

3/7 AVOCA CRESCENT 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

\$629,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2021

to

31 May 2022

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

5/3 PARDY STREET PASCOE VALE VIC 3044	\$651,000	26-Apr-22
5/107 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$650,000	26-Apr-22
4/340 PASCOE VALE ROAD ESSENDON VIC 3040	\$665,000	10-Feb-22

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: 27 June 2022



5/3 PARDY STREET PASCOE VALE VIC 3044 Sold Price **\$651,000** Sold Date **26-Apr-22**

 2  1  1

Distance **1km**



5/107 CUMBERLAND ROAD PASCOE VALE VIC 3044 Sold Price **\$650,000** Sold Date **26-Apr-22**

 2  1  1

Distance **1.16km**



4/340 PASCOE VALE ROAD ESSENDON VIC 3040 Sold Price **\$665,000** Sold Date **10-Feb-22**

 2  1  1

Distance **1.33km**

RS = Recent sale UN = Undisclosed Sale

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