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	529 Pascoe Vale Road, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,100,000 & $1,150,000

Median sale price

Median price $1,117,500 Property Type House Suburb Pascoe Vale

Period - From 01/07/2022 to 30/09/2022 Source REIV

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 six 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
1	60 Xavier St OAK PARK 3046	$1,260,000	08/07/2022
2			
3			

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 six months.

This Statement of Information was prepared on: 27/10/2022 12:06

529 Pascoe Vale Road, Pascoe Vale Vic 3044

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3 2 2

Property Type: House
Land Size: 445 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,150,000
Median House Price
September quarter 2022: $1,117,500

Comparable Properties



60 Xavier St OAK PARK 3046 (REI/VG)

3 2 3

Price: $1,260,000
Method: Private Sale
Date: 08/07/2022
Property Type: House
Land Size: 752 sqm approx

Agent Comments

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 six months. There is only one comparable property in the area.

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