Statement of Information
Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	3 & 4/59 NORTHUMBERLAND ROAD 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)

Unit type or class	~~Single price~~		Lower price		Higher price
3 BEDROOM TOWNHOUSE (UNIT 3)	$	Or range between	$850,000	&	$900,000
4 BEDROOM TOWNHOUSE (UNIT 4)	$	Or range between	$900,000	&	$950,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	$628,500			Suburb	PASCOE VALE
Period - From	01 Feb 2023	To	31 Jan 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
3 BEDROOM TOWNHOUSE	1/5 SOMERSET STREET PASCOE VALE VIC 3044	$855,000	01-Dec-23
	4/21 NERISSA GROVE OAK PARK VIC 3046	$862,500	03-Feb-24

Unit type or class	Address of comparable unit	Price	Date of sale
4 BEDROOM TOWNHOUSE	326B OHEA STREET PASCOE VALE VIC 3044	$912,000	15-Nov-23
	1/14 MARIE STREET OAK PARK VIC 3046	$903,000	26-Sep-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: 05 February 2024