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	209A/23 Cumberland Road, Pascoe Vale South Vic 3044

Indicative selling price

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

Single price $395,000

Median sale price

Median price $650,000 Property Type Unit Suburb Pascoe Vale South

Period - From 01/10/2024 to 31/12/2024 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	14/88 Landells Rd PASCOE VALE 3044	$361,500	26/02/2025
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: 16/03/2025 14:23

209A/23 Cumberland Road, Pascoe Vale South Vic 3044

Adrian Petrucelli
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1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$395,000
Median Unit Price
December quarter 2024: $650,000

Comparable Properties



14/88 Landells Rd PASCOE VALE 3044 (REI)

1 1 1

Price: $361,500
Method: Private Sale
Date: 26/02/2025
Property Type: Unit

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.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

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