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	3/6-12 Fawkner Road, Pascoe Vale 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 $750,000 & $790,000

Median sale price

Median price	$764,000	Property type	*Townhouse*	Suburb	Pascoe Vale
Period - From	20/08/20	to	21/01/21	Source	realestate.com.au

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 – 4/11 Hazel Grove, Pascoe Vale	$752,000	30/01/21
2 – 13/4-6 Heath Street, Pascoe Vale	$745,000	07/11/20
3 – 1B Power Street, Pascoe Vale	$795,000	18/12/20

~~**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: 18 February 2021