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	4/46 RAILWAY PARADE 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	$695,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	Unit	Suburb	Pascoe Vale
Period-from	01 Apr 2021	to	31 Mar 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
8/6 VIEW STREET PASCOE VALE VIC 3044	$670,000	26-Jan-22
2/73 CUMBERLAND ROAD PASCOE VALE VIC 3044	$700,000	27-Nov-21
3/7 HAZEL GROVE PASCOE VALE VIC 3044	$699,000	12-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: 06 April 2022

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8/6 VIEW STREET PASCOE VALE VIC 3044

3 1 1

Sold Price **$670,000** Sold Date **26-Jan-22**

Distance **0.21km**



2/73 CUMBERLAND ROAD PASCOE VALE VIC 3044

3 1 1

Sold Price **$700,000** Sold Date **27-Nov-21**

Distance **0.97km**



3/7 HAZEL GROVE PASCOE VALE VIC 3044

3 1 1

Sold Price RS **$699,000** Sold Date **12-Feb-22**

Distance **1.02km**

RS = Recent sale **UN** = Undisclosed Sale

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