Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/73 CUMBERLAND 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)

~~Single Price~~		or range between	$685,000	&	$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$648,500	Property type	Unit	Suburb	Pascoe Vale
Period-from	01 Oct 2020	to	30 Sep 2021	Source	Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1/20 AVOCA CRESCENT PASCOE VALE VIC 3044	$670,000	03-Jul-21
28 SIMS STREET PASCOE VALE VIC 3044	$706,000	24-Jun-21
4/424 GAFFNEY STREET PASCOE VALE VIC 3044	$730,000	13-Oct-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16 October 2021

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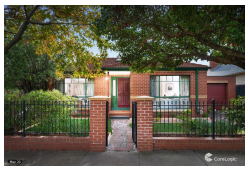

1/20 AVOCA CRESCENT PASCOE VALE VIC 3044

3 1 1

Sold Price $670,000 Sold Date 03-Jul-21

Distance 1.15km



28 SIMS STREET PASCOE VALE VIC 3044

3 1 1

Sold Price $706,000 Sold Date 24-Jun-21

Distance 0.95km



4/424 GAFFNEY STREET PASCOE VALE VIC 3044

3 1 1

Sold Price RS $730,000 Sold Date 13-Oct-21

Distance 0.77km



7/10 DORSET ROAD PASCOE VALE VIC 3044

3 1 1

Sold Price $760,000 Sold Date 25-Jun-21

Distance 1.41km



6/6 DEVON ROAD PASCOE VALE VIC 3044

3 1 1

Sold Price $750,000 Sold Date 04-Jun-21

Distance 1.28km



4/4 BELLEVUE TERRACE PASCOE VALE VIC 3044

3 1 1

Sold Price $700,000 Sold Date 15-May-21

Distance 0.57km

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

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