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	UNIT 3 & UNIT 4/54 CORNWALL 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, 2 BATHROOM TOWNHOUSE	$	Or range between	$850,000	&	$900,000
2 BEDROOM, 2 BATHROOM TOWNHOUSE	$	Or range between	$755,000	&	$785,000

Suburb unit median sale price

Median price	$791,500			Suburb	PASCOE VALE
Period - From	01-Apr-2024	To	30-Jun-2024	Source	REIV

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, 2 BATHROOM TOWNHOUSE	6A ALWYN STREET PASCOE VALE VIC 3044	$860,000	01-Jun-2024
	2/1 OAK STREET PASCOE VALE VIC 3044	$870,000	14-May-2024
	4/62 PARK STREET PASCOE VALE VIC 3044	$880,000	08-May-2024

Unit type or class	Address of comparable unit	Price	Date of sale
2 BEDROOM, 2 BATHROOM TOWNHOUSE	6/20 AVOCA CRESCENT PASCOE VALE VIC 3044	$750,000	09-May-2024
	2/53 KENT ROAD PASCOE VALE VIC 3044	$782,000	02-Feb-2024

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: 18 July 2024