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	2/54 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)

Single Price	$850,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$782,500	Property type	Unit	Suburb	Pascoe Vale
Period-from	Dec 2023	to	Nov 2024	Source	realestate.com.au

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
1/23 MAIN STREET PASCOE VALE VIC 3044	$772,000	29-Oct-24
2/75 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	$890,000	21-Oct-24
142 WATERLOO ROAD PASCOE VALE VIC 3044	$830,000	25-Sep-24

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: 12 December 2024