

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

2/3 McCracken Avenue 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

\$610,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$897,500

Property type

Other

Suburb

Pascoe Vale

Period-from

01 Jan 2020

to

31 Dec 2020

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

3/16 Lake Avenue Pascoe Vale VIC 3044	\$620,000	25-Nov-20
5/1A Plymouth Avenue Pascoe Vale VIC 3044	\$612,500	04-Aug-20
5/50 Danin Street Pascoe Vale VIC 3044	\$605,000	23-Dec-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 6 months.~~

This Statement of Information was prepared on: 13 January 2021

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3/16 Lake Avenue Pascoe Vale VIC 3044 Sold Price ^{RS} **\$620,000** Sold Date **25-Nov-20**

1 1 1

Distance **1.57km**



5/1A Plymouth Avenue Pascoe Vale VIC 3044 Sold Price **\$612,500** Sold Date **04-Aug-20**

2 1 1

Distance **1.52km**



5/50 Danin Street Pascoe Vale VIC 3044 Sold Price ^{RS} **\$605,000** Sold Date **23-Dec-20**

2 1 2

Distance **0.81km**

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

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