

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

17/366 Pascoe Vale Road Strathmore VIC 3041

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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,500

Property type

Unit

Suburb

Strathmore

Period-from

01 Mar 2020

to

28 Feb 2021

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

203/64 Keilor Road Essendon North VIC 3041	\$410,000	30-Oct-20
3/332 Pascoe Vale Road Essendon VIC 3040	\$412,000	05-Mar-21
403/2 Olive York Way Brunswick West VIC 3055	\$422,500	13-Oct-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: 29 March 2021



203/64 Keilor Road Essendon North VIC 3041

 2
  1
  1

Sold Price

\$410,000

Sold Date **30-Oct-20**

Distance **1.94km**



3/332 Pascoe Vale Road Essendon VIC 3040

 2
  1
  1

Sold Price

^{RS} **\$412,000**

Sold Date **05-Mar-21**

Distance **0.25km**



403/2 Olive York Way Brunswick West VIC 3055

 2
  1
  1

Sold Price

\$422,500

Sold Date **13-Oct-20**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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