

# 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

3/114 Cumberland Road, Pascoe Vale Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$650,000

### Median sale price

Median price

\$675,100

Property Type

Unit

Suburb

Pascoe Vale

Period - From

01/01/2021

to

31/03/2021

Source

REIV

### 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 six 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	6/100 Railway Pde PASCOE VALE 3044	\$649,000	02/06/2021
2	6/143 Sussex St PASCOE VALE 3044	\$670,000	06/03/2021
3	5/66 Bolingbroke St PASCOE VALE 3044	\$680,200	27/02/2021

**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 six months.~~

This Statement of Information was prepared on:

28/06/2021 09:26



**Rooms:** 5

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



6/100 Railway Pde PASCOE VALE 3044 (REI)

Agent Comments



**Price:** \$649,000

**Method:** Sold Before Auction

**Date:** 02/06/2021

**Property Type:** Unit



6/143 Sussex St PASCOE VALE 3044 (REI/VG)

Agent Comments



**Price:** \$670,000

**Method:** Auction Sale

**Date:** 06/03/2021

**Property Type:** Townhouse (Res)

5/66 Bolingbroke St PASCOE VALE 3044  
(REI/VG)

Agent Comments



**Price:** \$680,200

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** Townhouse (Res)