

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 2/41 Danin Street, 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 \$_____ or range between \$*540,000 & \$580,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Pascoe Vale

Period - From 25/06/2021 to 25/06/2021 Source REA

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 28/22-26 Pascoe Street, Pascoe Vale Vic 3044 | \$580,000 | 26/06/2021 |
| 2 5/12 Stewart Street, Pascoe Vale Vic 3044 | \$595,000 | 27/05/2021 |
| 3 7/121-123 Northumberland Pascoe Vale Vic 3044 | \$508,000 | 13/05/2021 |

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: 29/06/2021