

STATEMENT OF INFORMATION

5/9-11 KINROSS STREET, PASCOE VALE, VIC 3044

PREPARED BY CRAIG VILCINS, P DI NATALE REAL ESTATE



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/9-11 KINROSS STREET, PASCOE VALE, 2 1 1

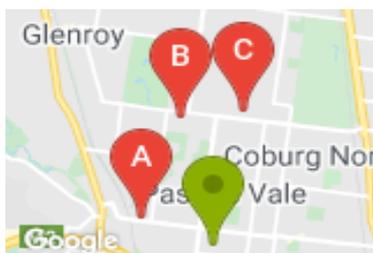
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$570,000 to \$610,000**

Provided by: Craig Vilcins, P Di Natale Real Estate

MEDIAN SALE PRICE



PASCOE VALE, VIC, 3044

Suburb Median Sale Price (Unit)

\$653,000

01 July 2020 to 30 June 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



5/422 GAFFNEY ST, PASCOE VALE, VIC 3044 2 1 1

Sale Price

***\$560,000**

Sale Date: 12/06/2021

Distance from Property: 1km



1/8 LAKE AVE, PASCOE VALE, VIC 3044 2 1 1

Sale Price

\$581,000

Sale Date: 07/04/2021

Distance from Property: 1.9km



1 BIRCH CRT, PASCOE VALE, VIC 3044 2 1 1

Sale Price

\$580,000

Sale Date: 12/02/2021

Distance from Property: 2km



This report has been compiled on 07/07/2021 by P Di Natale Pty Ltd Werribee. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

5/9-11 KINROSS STREET, PASCOE VALE, VIC 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$570,000 to \$610,000

Median sale price

Median price

\$653,000

Property type

Unit

Suburb

PASCOE VALE

Period

01 July 2020 to 30 June 2021

Source

pricfinder

Comparable property sales

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

5/422 GAFFNEY ST, PASCOE VALE, VIC 3044	*\$560,000	12/06/2021
1/8 LAKE AVE, PASCOE VALE, VIC 3044	\$581,000	07/04/2021
1 BIRCH CRT, PASCOE VALE, VIC 3044	\$580,000	12/02/2021

This Statement of Information was prepared on:

07/07/2021