

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

14/12-16 Surrey Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$663,500 Property Type Unit Suburb Pascoe Vale

Period - From 01/04/2021 to 30/06/2021 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	2/445 Bell St PASCOE VALE SOUTH 3044	\$455,000	24/04/2021
2	315/15 Pascoe St PASCOE VALE 3044	\$420,000	15/07/2021
3	301/15 Pascoe St PASCOE VALE 3044	\$400,000	09/05/2021

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: 08/10/2021 12:48



Rooms: 4

Property Type: Block of
Apartments

Agent Comments

Comparable Properties

2/445 Bell St PASCOE VALE SOUTH 3044 (VG) Agent Comments



Price: \$455,000

Method: Sale

Date: 24/04/2021

Property Type: Strata Unit/Flat



315/15 Pascoe St PASCOE VALE 3044 (REI/VG) Agent Comments



Price: \$420,000

Method: Private Sale

Date: 15/07/2021

Property Type: Apartment



301/15 Pascoe St PASCOE VALE 3044 (REI/VG) Agent Comments



Price: \$400,000

Method: Private Sale

Date: 09/05/2021

Property Type: Apartment