

# STATEMENT OF INFORMATION

G05B/23 CUMBERLAND ROAD, PASCOE VALE SOUTH, VIC 3044 PREPARED BY THE REALEST ESTATE, 6/418 BELL ST PASCOE VALE SOUTH



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# G05B/23 CUMBERLAND ROAD, PASCOE







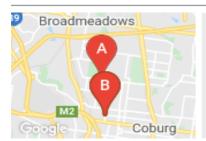
**Indicative Selling Price** 

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

**Single Price:** 

\$430,000

### **MEDIAN SALE PRICE**



### PASCOE VALE SOUTH, VIC, 3044

**Suburb Median Sale Price (Unit)** 

\$515,032

01 October 2020 to 30 September 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.



315/15 PASCOE ST, PASCOE VALE, VIC 3044







Sale Price

\$420,000

Sale Date: 15/07/2021

Distance from Property: 2.1km





106/23 CUMBERLAND RD, PASCOE VALE







**Sale Price** 

\*\$483,500

Sale Date: 25/06/2021

Distance from Property: 0m





110/23 CUMBERLAND RD, PASCOE VALE







**Sale Price** 

\$485,000

Sale Date: 22/07/2021

Distance from Property: 9m



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**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 the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for sale

	Add	ress
Including	suburb	and
	posto	ode

G05B/23 CUMBERLAND ROAD, PASCOE VALE SOUTH, VIC 3044

### Indicative selling price

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Single Price:	\$430,000

### Median sale price

Median price	\$515,032	Property type	Unit	;	Suburb	PASCOE VALE SOUTH
Period	01 October 2020 to 30 September 2021		Source	р		ricefinder

#### 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
315/15 PASCOE ST, PASCOE VALE, VIC 3044	\$420,000	15/07/2021
106/23 CUMBERLAND RD, PASCOE VALE SOUTH, VIC 3044	*\$483,500	25/06/2021
110/23 CUMBERLAND RD, PASCOE VALE SOUTH, VIC 3044	\$485,000	22/07/2021

This Statement of Information was prepared on:

13/12/2021

