

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

2/8 AUSTIN CRESCENT 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

\$569,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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 6 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

3/115-117 LANDELLS ROAD PASCOE VALE VIC 3044	\$580,000	12-Aug-22
4/107 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$580,000	12-Apr-22
7/113 LANDELLS ROAD PASCOE VALE VIC 3044	\$600,000	14-Feb-22

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 6 months.

This Statement of Information was prepared on: 23 September 2022



3/115-117 LANDELLS ROAD PASCOE VALE VIC 3044

2 2 1

Sold Price

^{RS}

\$580,000

Sold Date

12-Aug-22

Distance

1.44km



4/107 CUMBERLAND ROAD PASCOE VALE VIC 3044

2 2 1

Sold Price

\$580,000

Sold Date

12-Apr-22

Distance

0.9km



7/113 LANDELLS ROAD PASCOE VALE VIC 3044

2 2 1

Sold Price

\$600,000

Sold Date

14-Feb-22

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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