

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

54 WARWICK ROAD 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

\$610,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

4/297 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$550,000	10-Feb-24
5/12 BRISTOL ROAD PASCOE VALE VIC 3044	\$600,000	29-Apr-24
2/16 QUICK STREET PASCOE VALE VIC 3044	\$570,000	21-Dec-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11 May 2024

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**4/297 CUMBERLAND ROAD
PASCOE VALE VIC 3044**

2 1 1

Sold Price **\$550,000** Sold Date **10-Feb-24**

Distance **0.75km**



**5/12 BRISTOL ROAD PASCOE VALE
VIC 3044**

2 1 1

Sold Price ^{RS} **\$600,000** Sold Date **29-Apr-24**

Distance **0.78km**



**2/16 QUICK STREET PASCOE VALE
VIC 3044**

2 1 1

Sold Price **\$570,000** Sold Date **21-Dec-23**

Distance **0.87km**

RS = Recent sale **UN** = Undisclosed Sale

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