

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

17/121-125 NORTHUMBERLAND 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Oct 2021

to

30 Sep 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

12/121-125 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$515,000	08-Jun-22
1/61 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$650,000	27-Aug-22
3/18 DANIN STREET PASCOE VALE VIC 3044	\$550,000	06-Aug-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: 06 October 2022


12/121-125 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044

 2
  1
  1

Sold Price

\$515,000

Sold Date **08-Jun-22**

Distance **0.03km**

1/61 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044

 3
  1
  1

Sold Price

^{RS} **\$650,000**

Sold Date **27-Aug-22**

Distance **0.63km**

3/18 DANIN STREET PASCOE VALE VIC 3044

 2
  1
  1

Sold Price

\$550,000

Sold Date **06-Aug-22**

Distance **0.75km**
RS = Recent sale

UN = Undisclosed Sale

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