

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

7/136 Derby Street 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

\$595,000

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 Apr 2020

to

31 Mar 2021

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

3/12 Bristol Road Pascoe Vale VIC 3044	\$576,135	16-Nov-20
2/55 Pleasant Street Pascoe Vale VIC 3044	\$600,000	01-Feb-21
21/22-26 Pascoe Street Pascoe Vale VIC 3044	\$572,000	04-Dec-20

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: 17 April 2021

**3/12 Bristol Road Pascoe Vale VIC 3044**

Sold Price

\$576,135Sold Date **16-Nov-20**

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Distance **1.25km****2/55 Pleasant Street Pascoe Vale VIC 3044**

Sold Price

\$600,000Sold Date **01-Feb-21**

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Distance **1.36km****21/22-26 Pascoe Street Pascoe Vale VIC 3044**

Sold Price

\$572,000Sold Date **04-Dec-20**

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Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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