

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 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

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,500

*House

X

*Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2018

to

31 Aug 2019

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

51 Bolingbroke Street Pascoe Vale VIC 3044	\$1,230,000	27-Jul-19
155 Cumberland Road Pascoe Vale VIC 3044	\$1,150,000	10-Jul-19
57 York Street Strathmore VIC 3041	\$1,180,000	06-Apr-19

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 September 2019

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**51 Bolingbroke Street Pascoe Vale
VIC 3044**

4 3 2

Sold Price ^{RS} **\$1,230,000** Sold Date **27-Jul-19**

Distance **0.78km**



**155 Cumberland Road Pascoe Vale
VIC 3044**

4 2 2

Sold Price ^{RS} **\$1,150,000** ^{UN} Sold Date **10-Jul-19**

Distance **0.82km**



57 York Street Strathmore VIC 3041

3 2 2

Sold Price **\$1,180,000** Sold Date **06-Apr-19**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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