

## 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

10/14 Parker Street Pascoe Vale VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2019

to

31 Dec 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

2/340 Gaffney Street Pascoe Vale VIC 3044	\$590,000	26-Oct-19
1/16 Callander Road Pascoe Vale VIC 3044	\$615,000	31-Dec-19
1/19-21 Raeburn Street Pascoe Vale VIC 3044	\$610,000	14-Dec-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: 08 January 2020



**2/340 Gaffney Street Pascoe Vale  
VIC 3044**

2 1 1

Sold Price

**\$590,000**

Sold Date

**26-Oct-19**

Distance

**1.14km**



**1/16 Callander Road Pascoe Vale  
VIC 3044**

2 1 1

Sold Price

**\$615,000**

Sold Date

**31-Dec-19**

Distance

**1.47km**



**1/19-21 Raeburn Street Pascoe Vale  
VIC 3044**

2 1 1

Sold Price

**\$610,000**

Sold Date

**14-Dec-19**

Distance

**1.56km**

RS = Recent sale

UN = Undisclosed Sale

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