Statement of Information

Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

schickerling

Property offered for sale

Street: 3/64 Park Street

Suburb: Pascoe Vale State: VIC Postcode: 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: $ 805,000 and $ 820,000

Median sale price

Median price: $ 630,926

Property type: Unit

Suburb: Pascoe Vale

Period - From: 01 / 12 / 2022 to: 30 / 11 / 2023 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 six 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
1	4/62 Cornwall Road, Pascoe Vale	$ 805,000	12 / 12 / 2023
2	2/58 Park Street, Pascoe Vale	$ 820,000	23 / 02 / 2024
3		$	

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 six months.~~

This Statement of Information was prepared on: 06 March 2024