

## 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

4/246 CUMBERLAND ROAD PASCOE VALE VIC 3044

### Indicative selling price

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

Single Price

or range  
between

\$560,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2024

to

31 May 2025

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 2/46 WARWICK ROAD PASCOE VALE VIC 3044    | \$600,000 | 31-May-25 |
| 5/4 ARNDT ROAD PASCOE VALE VIC 3044       | \$550,000 | 02-May-25 |
| 1/16-18 ARNOLD COURT PASCOE VALE VIC 3044 | \$585,000 | 26-Apr-25 |

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: 04 June 2025



## 2/46 WARWICK ROAD PASCOE VALE VIC 3044

2 1 2

Sold Price

<sup>RS</sup> \$600,000

Sold Date

31-May-25

Distance

0.17km



## 5/4 ARNDT ROAD PASCOE VALE VIC 3044

2 1 1

Sold Price

\$550,000

Sold Date

02-May-25

Distance

0.5km



## 1/16-18 ARNOLD COURT PASCOE VALE VIC 3044

2 1 1

Sold Price

<sup>RS</sup> \$585,000

Sold Date

26-Apr-25

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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