

## 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

1/14 STEWART 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

\$480,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2023

to

31 Jan 2024

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

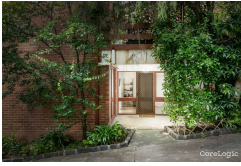
3/34-36 LONGVIEW STREET PASCOE VALE VIC 3044	\$500,000	04-Sep-23
4/569 PASCOE VALE ROAD OAK PARK VIC 3046	\$492,500	21-Sep-23
3/3 RAEBURN STREET PASCOE VALE VIC 3044	\$520,000	23-Jan-24

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 February 2024

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**3/34-36 LONGVIEW STREET  
 PASCOE VALE VIC 3044**

 2  1  -

Sold Price **\$500,000** Sold Date **04-Sep-23**

Distance **0.9km**



**4/569 PASCOE VALE ROAD OAK  
 PARK VIC 3046**

 2  1  1

Sold Price **\$492,500** Sold Date **21-Sep-23**

Distance **0.83km**



**3/3 RAEBURN STREET PASCOE  
 VALE VIC 3044**

 2  1  1

Sold Price <sup>RS</sup> **\$520,000** Sold Date **23-Jan-24**

Distance **1.78km**

RS = Recent sale      UN = Undisclosed Sale

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