

## 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

1/142 DERBY 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

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jul 2022

to

30 Jun 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 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

2/103 KENT ROAD PASCOE VALE VIC 3044	\$700,000	07-Mar-23
144 BOUNDARY ROAD PASCOE VALE VIC 3044	\$720,000	28-Apr-23
4/99 ESSEX STREET PASCOE VALE VIC 3044	\$730,000	23-May-23

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: 18 July 2023



**2/103 KENT ROAD PASCOE VALE VIC 3044**

 3  1  2

Sold Price **\$700,000** Sold Date **07-Mar-23**

Distance **0.7km**



**144 BOUNDARY ROAD PASCOE VALE VIC 3044**

 3  2  2

Sold Price <sup>RS</sup> **\$720,000** Sold Date **28-Apr-23**

Distance **0.77km**



**4/99 ESSEX STREET PASCOE VALE VIC 3044**

 3  1  1

Sold Price <sup>RS</sup> **\$730,000** Sold Date **23-May-23**

Distance **0.83km**

RS = Recent sale      UN = Undisclosed Sale

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