

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

1/3 MCCRACKEN AVENUE PASCOE VALE VIC 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2022

to

28 Feb 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

1/55 KENT ROAD PASCOE VALE VIC 3044	\$720,000	15-Nov-22
2/18 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$750,000	10-Dec-22
1/12 JOFFRE ROAD PASCOE VALE VIC 3044	\$795,000	30-Sep-22

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 March 2023



**1/55 KENT ROAD PASCOE VALE
 VIC 3044**

 3  1  2

Sold Price **\$720,000** Sold Date **15-Nov-22**

Distance **1.89km**



**2/18 AUSTIN CRESCENT PASCOE
 VALE VIC 3044**

 3  2  2

Sold Price **\$750,000** Sold Date **10-Dec-22**

Distance **0.34km**



**1/12 JOFFRE ROAD PASCOE VALE
 VIC 3044**

 3  2  2

Sold Price **\$795,000** Sold Date **30-Sep-22**

Distance **1.64km**

RS = Recent sale UN = Undisclosed Sale

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