

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

1/466 BELL STREET PASCOE VALE SOUTH 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

\$795,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,185,000

Property type

Other

Suburb

Pascoe Vale South

Period-from

01 Dec 2022

to

30 Nov 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

526 BELL STREET PASCOE VALE SOUTH VIC 3044	\$900,000	13-Aug-23
11 MERBEIN STREET PASCOE VALE VIC 3044	\$940,000	08-Dec-23
13 BREARLEY PARADE PASCOE VALE SOUTH VIC 3044	\$950,000	06-Dec-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: 20 December 2023

**526 BELL STREET PASCOE VALE
SOUTH VIC 3044**

3 2 2

Sold Price

\$900,000Sold Date **13-Aug-23**Distance **0.27km****11 MERBEIN STREET PASCOE VALE
VIC 3044**

3 1 3

Sold Price

^{RS} **\$940,000** Sold Date **08-Dec-23**Distance **2.48km****13 BREARLEY PARADE PASCOE
VALE SOUTH VIC 3044**

3 1 1

Sold Price

^{RS} **\$950,000** Sold Date **06-Dec-23**Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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