

## 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

1/5 SOMERSET 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

\$845,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2022

to

31 Oct 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

1/27 DORSET ROAD PASCOE VALE VIC 3044	\$855,000	21-Oct-23
2A BASS STREET PASCOE VALE VIC 3044	\$890,000	19-Aug-23
3/48 PROSPECT STREET PASCOE VALE VIC 3044	\$920,000	05-Oct-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: 15 November 2023

**1/27 DORSET ROAD PASCOE VALE** Sold Price<sup>RS</sup> **\$855,000** Sold Date **21-Oct-23**

3 1 2

Distance **2.07km****2A BASS STREET PASCOE VALE** Sold Price**\$890,000** Sold Date **19-Aug-23**

3 2 2

Distance **0.4km****3/48 PROSPECT STREET PASCOE VALE** Sold Price<sup>RS</sup> **\$920,000** Sold Date **05-Oct-23**

3 2 2

Distance **0.82km****RS** = Recent sale**UN** = Undisclosed Sale

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