

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

1/52 VIEW STREET 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

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

1/14 MARIE STREET OAK PARK VIC 3046	\$903,000	26-Sep-23
3/48 PROSPECT STREET PASCOE VALE VIC 3044	\$920,000	05-Oct-23
1/3 BRISTOL ROAD PASCOE VALE VIC 3044	\$955,000	06-Aug-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: 04 December 2023



1/14 MARIE STREET OAK PARK VIC 3046 Sold Price **\$903,000** Sold Date **26-Sep-23**

 4  2  2

Distance **1.07km**



3/48 PROSPECT STREET PASCOE VALE VIC 3044 Sold Price ^{RS} **\$920,000** Sold Date **05-Oct-23**

 3  2  2

Distance **0.76km**



1/3 BRISTOL ROAD PASCOE VALE VIC 3044 Sold Price **\$955,000** Sold Date **06-Aug-23**

 4  2  2

Distance **1.23km**

RS = Recent sale **UN** = Undisclosed Sale

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