

# 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

1/558 Pascoe Vale Road, 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)

range between

\$550,000

&

\$600,000

### Median sale price

Median price

\$625,000

Property type

Unit

Suburb

Pascoe Vale

Period - From

01/07/2022

to

30/06/2023

Source



### 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 six 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
2/2 Douglas Street, Pascoe Vale, VIC 3044	\$623,000	02/03/2023
8/18 Austin Crescent, Pascoe Vale, VIC 3044	\$670,000	13/06/2023
7/2-4 Devon Road, Pascoe Vale, VIC 3044	\$615,000	06/05/2023

**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 six months.

This Statement of Information was prepared on: 18/07/2023