

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

1/8 FAWKNER ROAD 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2023

to

31 Jan 2024

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

3/22 IRVINE STREET PASCOE VALE VIC 3044	\$818,000	29-Jan-24
3/7 JOFFRE ROAD PASCOE VALE VIC 3044	\$806,000	07-Oct-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: 06 February 2024

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3/22 IRVINE STREET PASCOE VALE VIC 3044

 2  2  1

Sold Price ^{RS} **\$818,000** Sold Date **29-Jan-24**

Distance **1.16km**



3/7 JOFFRE ROAD PASCOE VALE VIC 3044

 3  2  2

Sold Price **\$806,000** Sold Date **07-Oct-23**

Distance **1.2km**



3/48 PROSPECT STREET PASCOE VALE VIC 3044

 3  2  2

Sold Price ^{RS} **\$920,000** Sold Date **05-Oct-23**

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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