

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 WILLS 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Pascoe Vale South

Period-from

01 Jan 2023

to

31 Dec 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

33 BRENTWOOD AVENUE PASCOE VALE SOUTH VIC 3044	1045000	15-Nov-23
16 JHONSON STREET PASCOE VALE SOUTH VIC 3044	1090000	11-Nov-23
8 RAY STREET PASCOE VALE VIC 3044	1000500	09-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: 31 January 2024

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33 BRENTWOOD AVENUE PASCOE VALE SOUTH VIC 3044 Sold Price

^{RS} **1045000** Sold Date **15-Nov-23**

 3  1  1

Distance **1.28km**



16 JHONSON STREET PASCOE VALE SOUTH VIC 3044 Sold Price

^{RS} **1090000** Sold Date **11-Nov-23**

 3  1  2

Distance **1.57km**



8 RAY STREET PASCOE VALE VIC 3044 Sold Price

^{RS} **1000500** Sold Date **09-Dec-23**

 3  1  2

Distance **0.59km**

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

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