

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

13 SUNSHINE 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,058,000

Property type

House

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

131 BOUNDARY ROAD PASCOE VALE VIC 3044	\$925,000	28-Oct-23
23 PALLETT STREET COBURG NORTH VIC 3058	\$1,015,000	23-Sep-23
48 MASHOOBRA STREET COBURG NORTH VIC 3058	\$945,000	08-Jul-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: 08 November 2023

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131 BOUNDARY ROAD PASCOE VALE VIC 3044

 3  2  2

Sold Price

^{RS}

\$925,000

Sold Date

28-Oct-23

Distance

0.54km



23 PALLETT STREET COBURG NORTH VIC 3058

 3  1  2

Sold Price

^{RS}

\$1,015,000

Sold Date

23-Sep-23

Distance

0.84km



48 MASHOOBRA STREET COBURG NORTH VIC 3058

 3  2  4

Sold Price

\$945,000

Sold Date

08-Jul-23

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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