

## 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

15/4-6 HEATH STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Oct 2022

to

30 Sep 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

8/5-7 DOWNS STREET PASCOE VALE VIC 3044	\$597,000	28-Jun-23
4/2 MCCracken AVENUE PASCOE VALE VIC 3044	\$625,000	23-Sep-23
2/31 DEVON ROAD PASCOE VALE VIC 3044	\$735,000	30-Apr-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: 17 October 2023



**8/5-7 DOWNS STREET PASCOE VALE VIC 3044**

 2  1  1

Sold Price **\$597,000** Sold Date **28-Jun-23**

Distance **1.07km**



**4/2 MCCRACKEN AVENUE PASCOE VALE VIC 3044**

 2  1  1

Sold Price <sup>RS</sup> **\$625,000** Sold Date **23-Sep-23**

Distance **0.17km**



**2/31 DEVON ROAD PASCOE VALE VIC 3044**

 2  1  1

Sold Price **\$735,000** Sold Date **30-Apr-23**

Distance **1.04km**

RS = Recent sale      UN = Undisclosed Sale

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