

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

2/1 OAK 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Mar 2023

to

29 Feb 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

1/79 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$862,000	17-Nov-23
24D ARNDT ROAD PASCOE VALE VIC 3044	\$850,000	20-Nov-23
16 CLEVE ROAD PASCOE VALE SOUTH VIC 3044	\$940,000	25-Nov-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.

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**1/79 NORTHUMBERLAND ROAD
PASCOE VALE VIC 3044**

 3  2  2

Sold Price

\$862,000

Sold Date

17-Nov-23

Distance

0.71km



**24D ARNDT ROAD PASCOE VALE
VIC 3044**

 3  2  2

Sold Price

\$850,000

Sold Date

20-Nov-23

Distance

0.76km



**16 CLEVE ROAD PASCOE VALE
SOUTH VIC 3044**

 3  1  2

Sold Price

\$940,000

Sold Date

25-Nov-23

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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