

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

2/17 HATTER 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Pascoe Vale South

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

3/572 PASCOE VALE ROAD PASCOE VALE VIC 3044	\$615,000	28-Oct-23
2/73-75 DERBY STREET PASCOE VALE VIC 3044	\$627,000	16-Oct-23
2/20 AVOCA CRESCENT PASCOE VALE VIC 3044	\$650,000	21-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: 27 November 2023



**3/572 PASCOE VALE ROAD
PASCOE VALE VIC 3044**

 2  1  1

Sold Price ^{RS} **\$615,000** Sold Date **28-Oct-23**

Distance **2.46km**



**2/73-75 DERBY STREET PASCOE
VALE VIC 3044**

 2  1  2

Sold Price ^{RS} **\$627,000** Sold Date **16-Oct-23**

Distance **0.73km**



**2/20 AVOCA CRESCENT PASCOE
VALE VIC 3044**

 2  1  2

Sold Price ^{RS} **\$650,000** Sold Date **21-Oct-23**

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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