

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

2/33 PARK 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

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

| | | |
|---|-----------|-----------|
| 17C PARDY STREET PASCOE VALE VIC 3044 | \$900,000 | 05-Jul-23 |
| 1/1A PLYMOUTH AVENUE PASCOE VALE VIC 3044 | \$810,000 | - |
| 1/15 MARGARET STREET OAK PARK VIC 3046 | \$845,000 | 08-Jun-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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Andrew Butler
 P 0393545566
 M 0417535891
 E abutler@bradtealwoodards.com.au



17C PARDY STREET PASCOE VALE VIC 3044 Sold Price **\$900,000** Sold Date **05-Jul-23**
 Distance **1.27km**
 3 beds 2 bathrooms 2 cars



1/1A PLYMOUTH AVENUE PASCOE VALE VIC 3044 Sold Price **\$810,000** Sold Date **-**
 Distance **1.61km**
 3 beds 2 bathrooms 2 cars



1/15 MARGARET STREET OAK PARK VIC 3046 Sold Price ^{RS} **\$845,000** Sold Date **08-Jun-23**
 Distance **0.64km**
 3 beds 2 bathrooms 2 cars

RS = Recent sale UN = Undisclosed Sale

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