

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 2/431 Gaffney Street, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$750,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 six 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	82 Mitchell Pde PASCOE VALE SOUTH 3044	\$750,000	20/09/2023
2	9/66 Bolingbroke St PASCOE VALE 3044	\$742,000	25/10/2023
3	1/375 Gaffney St PASCOE VALE 3044	\$721,500	21/10/2023

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 six months.~~

This Statement of Information was prepared on: 15/03/2024 12:46

2/431 Gaffney Street, Pascoe Vale Vic 3044



Adrian Petrucelli
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Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

December quarter 2023: \$655,000



3 1 1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



82 Mitchell Pde PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments

3 2 2

Price: \$750,000

Method: Private Sale

Date: 20/09/2023

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 159 sqm approx



9/66 Bolingbroke St PASCOE VALE 3044 (VG)

Agent Comments

3 - -

Price: \$742,000

Method: Sale

Date: 25/10/2023

Property Type: Flat/Unit/Apartment (Res)



1/375 Gaffney St PASCOE VALE 3044 (REI/VG)

Agent Comments

3 1 1

Price: \$721,500

Method: Auction Sale

Date: 21/10/2023

Property Type: Townhouse (Res)

Land Size: 219 sqm approx

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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