

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

2/8 SUNSHINE 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 May 2024

to

30 Apr 2025

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

2 ESSEX STREET PASCOE VALE VIC 3044	\$830,000	26-Mar-25
4/6 PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$825,000	-
2/36 MARTIN STREET PASCOE VALE VIC 3044	\$820,000	17-May-25

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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2 ESSEX STREET PASCOE VALE VIC 3044

 3  2  1

Sold Price

^{RS}

\$830,000

Sold Date

26-Mar-25

Distance

0.78km



4/6 PLYMOUTH AVENUE PASCOE VALE VIC 3044

 3  2  2

Sold Price

\$825,000

Sold Date

-

Distance

-



2/36 MARTIN STREET PASCOE VALE VIC 3044

 3  2  1

Sold Price

^{RS}

\$820,000

Sold Date

17-May-25

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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