

## 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

210/15 PASCOE STREET PASCOE VALE VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Jul 2022

to

30 Jun 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

401/15 PASCOE STREET PASCOE VALE VIC 3044	\$380,000	30-Jun-23
6/3 PASCOE STREET PASCOE VALE VIC 3044	\$400,000	01-Jun-23
1/436 GAFFNEY STREET PASCOE VALE VIC 3044	\$470,000	24-Oct-22

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: 26 July 2023



**401/15 PASCOE STREET PASCOE VALE VIC 3044**

 2  2  1

Sold Price

<sup>RS</sup> **\$380,000**

Sold Date **30-Jun-23**

Distance **0km**



**6/3 PASCOE STREET PASCOE VALE VIC 3044**

 2  1  1

Sold Price

<sup>RS</sup> **\$400,000** <sup>UN</sup>

Sold Date **01-Jun-23**

Distance **0.08km**



**1/436 GAFFNEY STREET PASCOE VALE VIC 3044**

 2  1  1

Sold Price

**\$470,000**

Sold Date **24-Oct-22**

Distance **1.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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