

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&3/460 GAFFNEY 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

\$795,000

&

\$825,000

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

1/1A PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$810,000	23-Jun-23
2/71 PARK STREET PASCOE VALE VIC 3044	\$843,000	05-May-23
3/2A PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$859,000	27-May-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: 20 November 2023



1/1A PLYMOUTH AVENUE PASCOE VALE VIC 3044 Sold Price **\$810,000** Sold Date **23-Jun-23**

3 3 2

Distance **1.59km**



2/71 PARK STREET PASCOE VALE VIC 3044 Sold Price **\$843,000** Sold Date **05-May-23**

3 3 1

Distance **0.79km**



3/2A PLYMOUTH AVENUE PASCOE VALE VIC 3044 Sold Price **\$859,000** Sold Date **27-May-23**

3 2 2

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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