

## 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

26 KIRBISTER 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

\$1,120,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,040,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Apr 2023

to

31 Mar 2024

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

16 STENNIS STREET PASCOE VALE VIC 3044	\$1,200,000	28-Feb-24
13 COANE STREET PASCOE VALE VIC 3044	\$1,120,000	09-Dec-23
142 ESSEX STREET PASCOE VALE VIC 3044	\$1,100,000	11-Apr-24

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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**16 STENNIS STREET PASCOE VALE** Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **28-Feb-24**  
**VIC 3044**

 4  2  2

Distance **0.12km**



**13 COANE STREET PASCOE VALE** Sold Price **\$1,120,000** Sold Date **09-Dec-23**  
**VIC 3044**

 4  1  2

Distance **1.02km**



**142 ESSEX STREET PASCOE VALE** Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **11-Apr-24**  
**VIC 3044**

 3  1  2

Distance **1.35km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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