

## 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

2A BASS 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

\$825,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

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

4/20 QUICK STREET PASCOE VALE VIC 3044	\$900,000	01-Jun-23
2/1 KITCHENER ROAD PASCOE VALE VIC 3044	\$995,000	03-Jun-23
57A PARK STREET PASCOE VALE VIC 3044	\$1,000,000	31-Mar-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: 19 July 2023



**4/20 QUICK STREET PASCOE VALE VIC 3044**

 -  -  -

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date

**01-Jun-23**

Distance

**1.13km**



**2/1 KITCHENER ROAD PASCOE VALE VIC 3044**

 3  2  2

Sold Price

<sup>RS</sup> **\$995,000**

Sold Date

**03-Jun-23**

Distance

**1.6km**



**57A PARK STREET PASCOE VALE VIC 3044**

 3  2  2

Sold Price

**\$1,000,000**

Sold Date

**31-Mar-23**

Distance

**0.36km**

RS = Recent sale

UN = Undisclosed Sale

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