

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

3/16-18 PASCOE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Dec 2022

to

30 Nov 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

3/11 RHODES PARADE PASCOE VALE VIC 3044	\$603,000	17-Aug-23
4/16-18 PASCOE STREET PASCOE VALE VIC 3044	\$635,000	10-Nov-23
3/4 PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$665,000	17-Nov-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: 13 December 2023



3/11 RHODES PARADE PASCOE VALE VIC 3044

 2  1  1

Sold Price **\$603,000** Sold Date **17-Aug-23**

Distance **0.23km**



4/16-18 PASCOE STREET PASCOE VALE VIC 3044

 2  1  2

Sold Price ^{RS} **\$635,000** Sold Date **10-Nov-23**

Distance **0.02km**



3/4 PLYMOUTH AVENUE PASCOE VALE VIC 3044

 2  1  1

Sold Price ^{RS} **\$665,000** ^{UN} Sold Date **17-Nov-23**

Distance **0.99km**

RS = Recent sale UN = Undisclosed Sale

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