

## 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

3/3 RAEBURN 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Oct 2022

to

30 Sep 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

5/21 ALPINE GROVE PASCOE VALE VIC 3044	\$555,000	21-May-23
4/103 ESSEX STREET PASCOE VALE VIC 3044	\$603,000	01-Sep-23
2/43 SURREY STREET PASCOE VALE VIC 3044	\$510,000	21-Sep-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: 18 October 2023



**5/21 ALPINE GROVE PASCOE VALE VIC 3044** Sold Price

**\$555,000** Sold Date **21-May-23**

2 1 1

Distance **1.01km**



**4/103 ESSEX STREET PASCOE VALE VIC 3044** Sold Price

Sold Price

<sup>RS</sup> **\$603,000** Sold Date **01-Sep-23**

2 1 1

Distance **0.73km**



**2/43 SURREY STREET PASCOE VALE VIC 3044** Sold Price

Sold Price

<sup>RS</sup> **\$510,000** Sold Date **21-Sep-23**

2 1 1

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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