

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

3/41 WARWICK ROAD 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2023

to

31 Jan 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

3/247 DERBY STREET PASCOE VALE VIC 3044	\$750,000	13-Oct-23
1/50 DANIN STREET PASCOE VALE VIC 3044	\$770,000	18-Jan-24
3/149 SUSSEX STREET PASCOE VALE VIC 3044	\$770,000	17-Oct-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: 29 February 2024



3/247 DERBY STREET PASCOE VALE VIC 3044

 3  2  1

Sold Price **\$750,000** Sold Date **13-Oct-23**

Distance **0.87km**



1/50 DANIN STREET PASCOE VALE VIC 3044

 3  2  1

Sold Price ^{RS} **\$770,000** Sold Date **18-Jan-24**

Distance **1.14km**



3/149 SUSSEX STREET PASCOE VALE VIC 3044

 3  2  2

Sold Price **\$770,000** Sold Date **17-Oct-23**

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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