

## 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

31/22-26 PASCOE 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

\$560,000

&

\$610,000

### 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

4/36 SNELL GROVE PASCOE VALE VIC 3044	\$610,000	09-Sep-23
3/10 ALBERT STREET OAK PARK VIC 3046	\$610,000	30-Oct-23
163/146 BOUNDARY ROAD PASCOE VALE VIC 3044	\$610,000	31-Dec-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: 15 February 2024



**4/36 SNELL GROVE PASCOE VALE VIC 3044** Sold Price

**\$610,000** Sold Date **09-Sep-23**

 2  1  2

Distance **0.32km**



**3/10 ALBERT STREET OAK PARK VIC 3046** Sold Price

Sold Date **30-Oct-23**

 2  1  1

Distance **0.9km**



**163/146 BOUNDARY ROAD PASCOE VALE VIC 3044**

Sold Price

Sold Date **31-Dec-23**

 2  1  1

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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