

## 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

342 OHEA STREET PASCOE VALE SOUTH 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Pascoe Vale South

Period-from

01 Sep 2022

to

31 Aug 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 SEFTON STREET PASCOE VALE VIC 3044	\$1,160,000	27-May-23
14 LAKE AVENUE PASCOE VALE VIC 3044	\$1,070,000	27-Jul-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: 28 September 2023

**5 SEFTON STREET PASCOE VALE  
VIC 3044**

3 1 4

Sold Price

RS

**\$1,160,000**

Sold Date

**27-May-23**

Distance

**1.34km****14 LAKE AVENUE PASCOE VALE  
VIC 3044**

3 1 1

Sold Price

RS

**\$1,070,000**

Sold Date

**27-Jul-23**

Distance

**1.88km**

RS = Recent sale

UN = Undisclosed Sale

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