

## 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

4/103 ESSEX 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 Aug 2022

to

31 Jul 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

1 AMBER COURT PASCOE VALE VIC 3044	\$546,000	22-Apr-23
1/89 PARK STREET PASCOE VALE VIC 3044	\$510,000	29-Apr-23
7/134 DERBY STREET PASCOE VALE VIC 3044	\$570,000	13-Apr-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: 16 August 2023



**1 AMBER COURT PASCOE VALE  
VIC 3044**

 2  
  1  
  2

Sold Price

**\$546,000**

Sold Date

**22-Apr-23**

Distance

**1.25km**



**1/89 PARK STREET PASCOE VALE  
VIC 3044**

 2  
  1  
  1

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**29-Apr-23**

Distance

**1.47km**



**7/134 DERBY STREET PASCOE  
VALE VIC 3044**

 2  
  1  
  1

Sold Price

**\$570,000**

Sold Date

**13-Apr-23**

Distance

**0.85km**

RS = Recent sale

UN = Undisclosed Sale

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