

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

4/16-18 PASCOE STREET 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

\$575,000

&

\$625,000

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

5/28 DANIN STREET PASCOE VALE VIC 3044	\$620,000	12-Oct-23
3/10 OAK STREET PASCOE VALE VIC 3044	\$650,000	06-Oct-23
3A SHANLEY STREET PASCOE VALE VIC 3044	\$670,000	08-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: 25 October 2023



5/28 DANIN STREET PASCOE VALE VIC 3044

 2  1  2

Sold Price

^{RS} **\$620,000**

Sold Date

12-Oct-23

Distance

1.05km



3/10 OAK STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price

^{RS} **\$650,000**

Sold Date

06-Oct-23

Distance

1.1km



3A SHANLEY STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price

^{RS} **\$670,000**

Sold Date

08-Oct-23

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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