

## 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

4/18 ZENITH 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

\$580,000

&

\$638,000

### 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

5/31-33 ALPINE GROVE PASCOE VALE VIC 3044	\$630,000	01-Feb-23
8/55 PLEASANT STREET PASCOE VALE VIC 3044	\$632,000	29-Jun-23
8/5-7 DOWNS STREET PASCOE VALE VIC 3044	\$597,000	28-Jun-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: 08 August 2023

Pieter Speziale  
 P 93840000  
 M 0418385288  
 E pieter.speziale@brunswick.rh.com.au



**5/31-33 ALPINE GROVE PASCOE  
 VALE VIC 3044**

2 1 1

Sold Price **\$630,000** Sold Date **01-Feb-23**

Distance **0.12km**



**8/55 PLEASANT STREET PASCOE  
 VALE VIC 3044**

2 2 1

Sold Price **\$632,000** Sold Date **29-Jun-23**

Distance **0.37km**



**8/5-7 DOWNS STREET PASCOE  
 VALE VIC 3044**

2 1 1

Sold Price <sup>RS</sup> **\$597,000** <sup>UN</sup> Sold Date **28-Jun-23**

Distance **0.44km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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