

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

4/2 DOUGLAS 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2023

to

31 Dec 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

3/1 BOTHWELL STREET PASCOE VALE VIC 3044	\$550,000	03-Aug-23
1E MCCRACKEN AVENUE PASCOE VALE VIC 3044	\$595,000	06-Oct-23
6/451 GAFFNEY STREET PASCOE VALE VIC 3044	\$575,000	20-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: 24 January 2024



3/1 BOTHWELL STREET PASCOE VALE VIC 3044

Sold Price **\$550,000** Sold Date **03-Aug-23**

 2  1  1

Distance **0.21km**



1E MCCRACKEN AVENUE PASCOE VALE VIC 3044

Sold Price **\$595,000** Sold Date **06-Oct-23**

 2  -  -

Distance **0.63km**



6/451 GAFFNEY STREET PASCOE VALE VIC 3044

Sold Price ^{RS} **\$575,000** ^{UN} Sold Date **20-Dec-23**

 2  1  1

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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