

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

4/520 PASCOE VALE ROAD 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

\$569,000

or range
between

&

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

2/24 PARK STREET PASCOE VALE VIC 3044	\$567,500	03-May-23
3/1 BOTHWELL STREET PASCOE VALE VIC 3044	\$550,000	03-Aug-23
2/3 MCCRACKEN AVENUE PASCOE VALE VIC 3044	\$570,000	26-Aug-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: 12 October 2023



2/24 PARK STREET PASCOE VALE VIC 3044 Sold Price **\$567,500** Sold Date **03-May-23**

2 1 1

Distance **0.1km**



3/1 BOTHWELL STREET PASCOE VALE VIC 3044 Sold Price **\$550,000** Sold Date **03-Aug-23**

2 1 1

Distance **0.21km**



2/3 MCCRACKEN AVENUE PASCOE VALE VIC 3044 Sold Price ^{RS} **\$570,000** ^{UN} Sold Date **26-Aug-23**

2 1 1

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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