

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

4/73-75 DERBY 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

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2022

to

31 Oct 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

4/103 ESSEX STREET PASCOE VALE VIC 3044	\$603,000	29-Aug-23
4/8-12 BAWDEN COURT PASCOE VALE VIC 3044	\$550,000	26-Aug-23
4/19 SNELL GROVE PASCOE VALE VIC 3044	\$587,250	21-Sep-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 November 2023



4/103 ESSEX STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price

\$603,000Sold Date **29-Aug-23**

Distance

0.8km

4/8-12 BAWDEN COURT PASCOE VALE VIC 3044

 2  1  1

Sold Price

\$550,000Sold Date **26-Aug-23**

Distance

1.26km

4/19 SNELL GROVE PASCOE VALE VIC 3044

 2  1  1

Sold Price

\$587,250Sold Date **21-Sep-23**

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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