

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 411a Gaffney Street, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$630,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 six 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
1	2/1a View St PASCOE VALE 3044	\$623,000	13/04/2024
2	5/12 Bristol Rd PASCOE VALE 3044	\$600,000	29/04/2024
3	3/16 Pascoe St PASCOE VALE 3044	\$595,000	07/03/2024

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 six months.~~

This Statement of Information was prepared on: 09/05/2024 10:38



Property Type: Townhouse (Res)

Land Size: 103 sqm approx

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

March quarter 2024: \$635,000

Comparable Properties



2/1a View St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$623,000

Method: Auction Sale

Date: 13/04/2024

Property Type: Townhouse (Res)



5/12 Bristol Rd PASCOE VALE 3044 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 29/04/2024

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 114 sqm approx



3/16 Pascoe St PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 07/03/2024

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 108 sqm approx