

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

5/216 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

\$575,000

&

\$625,000

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

4/19 SNELL GROVE PASCOE VALE VIC 3044	\$587,250	20-Sep-23
5/28 DANIN STREET PASCOE VALE VIC 3044	\$620,000	12-Oct-23
13/35-37 ALPINE GROVE PASCOE VALE VIC 3044	\$660,000	11-Nov-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: 16 November 2023



4/19 SNELL GROVE PASCOE VALE VIC 3044

Sold Price

^{RS} **\$587,250**

Sold Date **20-Sep-23**

 2  1  1

Distance **1.61km**



5/28 DANIN STREET PASCOE VALE VIC 3044

Sold Price

^{RS} **\$620,000**

Sold Date **12-Oct-23**

 2  1  2

Distance **1.9km**



13/35-37 ALPINE GROVE PASCOE VALE VIC 3044

Sold Price

^{RS} **\$660,000**

Sold Date **11-Nov-23**

 2  1  2

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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