

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 5/451 Gaffney Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$634,000 Property Type Townhouse Suburb Pascoe Vale

Period - From 15/04/2023 to 14/04/2024 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	3/46 Austin Cr PASCOE VALE 3044	\$560,000	29/01/2024
2	4/297 Cumberland Rd PASCOE VALE 3044	\$550,000	10/02/2024
3	3/5 Danin St PASCOE VALE 3044	\$550,000	16/02/2024

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: 15/04/2024 14:27



Property Type:
Agent Comments

Indicative Selling Price
\$540,000 - \$580,000
Median Townhouse Price
15/04/2023 - 14/04/2024: \$634,000

Comparable Properties



3/46 Austin Cr PASCOE VALE 3044 (REI/VG) Agent Comments



Price: \$560,000
Method: Sold Before Auction
Date: 29/01/2024
Property Type: Townhouse (Res)



4/297 Cumberland Rd PASCOE VALE 3044 (REI/VG) Agent Comments



Price: \$550,000
Method: Private Sale
Date: 10/02/2024
Property Type: Townhouse (Single)



3/5 Danin St PASCOE VALE 3044 (REI) Agent Comments



Price: \$550,000
Method: Private Sale
Date: 16/02/2024
Property Type: Townhouse (Single)

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