## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/451 Gaffney Street, Pascoe Vale Vic 3044

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$540,000		&		\$580,000				
Median sale p	rice								
Median price	\$634,000	Pro	operty Type	Том	nhouse		Suburb	Pascoe Vale	
Period - From	15/04/2023	to	14/04/2024		Sc	ource	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.

Ade	dress 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)



Price: \$560.000 Method: Sold Before Auction Date: 29/01/2024 Property Type: Townhouse (Res)

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

**601** 1 - 2

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



3/5 Danin St PASCOE VALE 3044 (REI)



**6** 1

Agent Comments

Agent Comments

Agent Comments

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

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



propertydata

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