

## 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

5/535 PASCOE VALE ROAD PASCOE VALE VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2023

to

29 Feb 2024

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

3/90 RAILWAY PARADE PASCOE VALE VIC 3044	\$590,000	27-Jan-23
5/28 DANIN STREET PASCOE VALE VIC 3044	\$620,000	13-Oct-23
2/5 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$600,000	21-May-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: 08 March 2024



**3/90 RAILWAY PARADE PASCOE VALE VIC 3044**

 2  1  1

Sold Price

**\$590,000**

Sold Date

**27-Jan-23**

Distance

**0.36km**



**5/28 DANIN STREET PASCOE VALE VIC 3044**

 2  1  2

Sold Price

**\$620,000**

Sold Date

**13-Oct-23**

Distance

**0.65km**



**2/5 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044**

 2  1  1

Sold Price

**\$600,000**

Sold Date

**21-May-23**

Distance

**0.84km**

RS = Recent sale

UN = Undisclosed Sale

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