

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

6/564 PASCOE VALE ROAD 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

\$300,000

&

\$320,000

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

102/437 GAFFNEY STREET PASCOE VALE VIC 3044	\$280,000	17-Jan-24
21/12 SURREY STREET PASCOE VALE VIC 3044	\$295,000	26-Aug-23
8/562 PASCOE VALE ROAD PASCOE VALE VIC 3044	\$310,000	15-Sep-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: 06 March 2024



**102/437 GAFFNEY STREET
PASCOE VALE VIC 3044**

 1  1  1

Sold Price **\$280,000** Sold Date **17-Jan-24**

Distance **0.88km**



**21/12 SURREY STREET PASCOE
VALE VIC 3044**

 2  1  1

Sold Price **\$295,000** Sold Date **26-Aug-23**

Distance **2.32km**



**8/562 PASCOE VALE ROAD
PASCOE VALE VIC 3044**

 2  1  1

Sold Price ^{RS} **\$310,000** Sold Date **15-Sep-23**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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