

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

7/158 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

\$595,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2023

to

31 Jan 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

4/103 ESSEX STREET PASCOE VALE VIC 3044	\$603,000	29-Aug-23
3/6 BRISTOL ROAD PASCOE VALE VIC 3044	\$617,000	25-Aug-23
3/11 RHODES PARADE PASCOE VALE VIC 3044	\$603,000	17-Aug-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: 07 February 2024

**4/103 ESSEX STREET PASCOE VALE VIC 3044**2  1  1 Sold Price **\$603,000** Sold Date **29-Aug-23**Distance **1.02km****3/6 BRISTOL ROAD PASCOE VALE VIC 3044**2  1  1 Sold Price **\$617,000** Sold Date **25-Aug-23**Distance **1.03km****3/11 RHODES PARADE PASCOE VALE VIC 3044**2  1  1 Sold Price **\$603,000** Sold Date **17-Aug-23**Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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