

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

77 AUSTIN CRESCENT 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

\$990,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,058,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Oct 2022

to

30 Sep 2023

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

14 LAKE AVENUE PASCOE VALE VIC 3044	\$1,070,000	27-Jul-23
20 NERISSA GROVE OAK PARK VIC 3046	\$1,050,000	26-Aug-23
33 PARKER STREET PASCOE VALE VIC 3044	\$1,100,000	03-Jun-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.~~

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**14 LAKE AVENUE PASCOE VALE
 VIC 3044**

 3  1  1

Sold Price ^{RS} **\$1,070,000** Sold Date **27-Jul-23**

Distance **0.75km**



**20 NERISSA GROVE OAK PARK
 VIC 3046**

 3  1  3

Sold Price ^{RS} **\$1,050,000** Sold Date **26-Aug-23**

Distance **0.72km**



**33 PARKER STREET PASCOE VALE
 VIC 3044**

 3  1  2

Sold Price **\$1,100,000** Sold Date **03-Jun-23**

Distance **1.19km**

RS = Recent sale UN = Undisclosed Sale

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