

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

8/5 BELLEVUE TERRACE 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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2023

to

31 Dec 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

7/422 GAFFNEY STREET PASCOE VALE VIC 3044	\$540,000	16-Jun-23
5/216 DERBY STREET PASCOE VALE VIC 3044	\$560,000	20-Dec-23
5/28 DANIN STREET PASCOE VALE VIC 3044	\$620,000	13-Oct-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 January 2024

**7/422 GAFFNEY STREET PASCOE
VALE VIC 3044**

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Sold Price

\$540,000

Sold Date

16-Jun-23

Distance

0.13km**5/216 DERBY STREET PASCOE
VALE VIC 3044**

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Sold Price

^{RS} **\$560,000** Sold Date**20-Dec-23**

Distance

2.31km**5/28 DANIN STREET PASCOE
VALE VIC 3044**

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Sold Price

\$620,000

Sold Date

13-Oct-23

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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