

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/6-8 BRENTWOOD AVENUE PASCOE VALE SOUTH 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

2/38 LOTHAIR STREET PASCOE VALE SOUTH VIC 3044	\$650,000	22-May-24
2/96 REYNOLDS PARADE PASCOE VALE SOUTH VIC 3044	\$610,000	04-Apr-24
4/24 WESTGATE STREET PASCOE VALE SOUTH VIC 3044	\$631,000	16-Apr-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 27 May 2024

**2/38 LOTHAIR STREET PASCOE
VALE SOUTH VIC 3044**

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Sold Price

^{RS} **\$650,000** Sold Date **22-May-24**Distance **0.31km****2/96 REYNOLDS PARADE PASCOE
VALE SOUTH VIC 3044**

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Sold Price

^{RS} **\$610,000** Sold Date **04-Apr-24**Distance **1.09km****4/24 WESTGATE STREET PASCOE
VALE SOUTH VIC 3044**

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Sold Price

\$631,000 Sold Date **16-Apr-24**Distance **1.35km****RS** = Recent sale**UN** = Undisclosed Sale

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