

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

80 PARDY STREET, PASCOE VALE, VIC 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$1,350,000

&

\$1,485,000

Median sale price

Median price

\$1,040,000

Property Type

House

Suburb

PASCOE VALE

Period - From

MAY 2023

to

APRIL 2024

Source

REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

5 AVOCA CRESCENT PASCOE VALE VIC 3044

\$1,540,000

09/08/2023

83 BOLINGBROKE STREET PASCOE VALE VIC 3044

\$1,140,000

13/04/2024

8 BURGUNDY STREET PASCOE VALE VIC 3044

\$1,020,000

14/12/2022

This Statement of Information was prepared on: 7/05/2024