

## 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

82 MITCHELL PARADE PASCOE VALE SOUTH VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$775,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Jun 2022

to

31 May 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

3/466 BELL STREET PASCOE VALE SOUTH VIC 3044	\$835,000	01-Dec-22
5/277 OHEA STREET PASCOE VALE SOUTH VIC 3044	\$855,000	17-Apr-23
2C BRENTWOOD AVENUE PASCOE VALE SOUTH VIC 3044	\$900,000	23-Jan-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: 16 June 2023



**3/466 BELL STREET PASCOE VALE SOUTH VIC 3044** Sold Price **\$835,000** Sold Date **01-Dec-22**  
Distance **0.64km**

 3  3  2



**5/277 OHEA STREET PASCOE VALE SOUTH VIC 3044** Sold Price **\$855,000** Sold Date **17-Apr-23**  
Distance **0.77km**

 3  3  2



**2C BRENTWOOD AVENUE PASCOE VALE SOUTH VIC 3044** Sold Price **\$900,000** Sold Date **23-Jan-23**  
Distance **1.09km**

 3  2  2

RS = Recent sale      UN = Undisclosed Sale

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