

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

33 TURNER STREET 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,192,500

Property type

House

Suburb

Pascoe Vale South

Period-from

01 Feb 2022

to

31 Jan 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

43 MITCHELL PARADE PASCOE VALE SOUTH VIC 3044	1060000	11-Dec-22
19 GEZIREH STREET PASCOE VALE SOUTH VIC 3044	1300000	05-Nov-22
3 MILTON STREET PASCOE VALE SOUTH VIC 3044	1185000	05-Dec-22

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: 03 February 2023

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43 MITCHELL PARADE PASCOE VALE SOUTH VIC 3044

 3  1  1

Sold Price

^{RS} **1060000**

Sold Date

11-Dec-22

Distance

1.02km



19 GEZIREH STREET PASCOE VALE SOUTH VIC 3044

 2  1  1

Sold Price

^{RS} **1300000**

Sold Date

05-Nov-22

Distance

0.78km



3 MILTON STREET PASCOE VALE SOUTH VIC 3044

 3  1  1

Sold Price

^{RS} **1185000** ^{UN}

Sold Date

05-Dec-22

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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