

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

30/22-26 Pascoe Street 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2020

to

31 Oct 2021

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

4/107 Essex Street Pascoe Vale VIC 3044	\$625,000	11-Nov-21
2/422 Gaffney Street Pascoe Vale VIC 3044	\$582,000	08-Nov-21
5/52 Railway Parade Pascoe Vale VIC 3044	\$545,000	04-Nov-21

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: 18 November 2021



4/107 Essex Street Pascoe Vale VIC 3044 Sold Price ^{RS} **\$625,000** Sold Date **11-Nov-21**

 2  1  1

Distance **1.27km**



2/422 Gaffney Street Pascoe Vale VIC 3044 Sold Price ^{RS} **\$582,000** Sold Date **08-Nov-21**

 2  1  1

Distance **1.68km**



5/52 Railway Parade Pascoe Vale VIC 3044 Sold Price ^{RS} **\$545,000** Sold Date **04-Nov-21**

 2  1  1

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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