

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

2/2 WINDSOR 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

\$619,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2022

to

31 Mar 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

3/27 SURREY STREET PASCOE VALE VIC 3044	\$615,000	11-Mar-23
5/31-33 ALPINE GROVE PASCOE VALE VIC 3044	\$630,000	01-Feb-23
2B BOLINGBROKE STREET PASCOE VALE VIC 3044	\$580,000	30-Mar-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: 21 April 2023

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3/27 SURREY STREET PASCOE VALE VIC 3044

2 1 1

Sold Price

^{RS} **\$615,000**

Sold Date

11-Mar-23

Distance

0.23km



5/31-33 ALPINE GROVE PASCOE VALE VIC 3044

2 1 1

Sold Price

\$630,000

Sold Date

01-Feb-23

Distance

0.9km



2B BOLINGBROKE STREET PASCOE VALE VIC 3044

2 1 1

Sold Price

^{RS} **\$580,000**

Sold Date

30-Mar-23

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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