

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

220 DERBY 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,047,500

Property type

House

Suburb

Pascoe Vale

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/93 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$845,000	16-Jul-24
1/16 LAKE AVENUE PASCOE VALE VIC 3044	\$780,000	26-Jun-24
3/62 CORNWALL ROAD PASCOE VALE VIC 3044	\$845,000	27-Mar-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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**1/93 NORTHUMBERLAND ROAD
PASCOE VALE VIC 3044**

 3  2  1

Sold Price

^{RS} **\$845,000**

Sold Date

16-Jul-24

Distance

1.58km



**1/16 LAKE AVENUE PASCOE VALE
VIC 3044**

 3  2  1

Sold Price

^{RS} **\$780,000**

Sold Date

26-Jun-24

Distance

1.23km



**3/62 CORNWALL ROAD PASCOE
VALE VIC 3044**

 3  2  1

Sold Price

\$845,000

Sold Date

27-Mar-24

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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