

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

4/6 Downs Street, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Pascoe Vale

Period - From

01/10/2024

to

31/12/2024

Source

REIV

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 six 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	4/315-317 Gaffney St PASCOE VALE 3044	\$648,000	20/02/2025
2	5/142 Derby St PASCOE VALE 3044	\$570,000	23/11/2024
3	1/152 Cumberland Rd PASCOE VALE 3044	\$630,000	18/10/2024

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 six months.~~

This Statement of Information was prepared on:

03/03/2025 16:41

4/6 Downs Street, Pascoe Vale Vic 3044



Justin Mellar

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

December quarter 2024: \$655,000



2 1 2

Property Type: Unit

Land Size: 145.805 sqm approx

Agent Comments

Comparable Properties



4/315-317 Gaffney St PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$648,000

Method: Private Sale

Date: 20/02/2025

Property Type: Villa



5/142 Derby St PASCOE VALE 3044 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000

Method: Auction Sale

Date: 23/11/2024

Property Type: Unit



1/152 Cumberland Rd PASCOE VALE 3044 (REI/VG)

Agent Comments

2 1 2

Price: \$630,000

Method: Private Sale

Date: 18/10/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9403 9300



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