

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

4/16 WESTGATE 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Sep 2021

to

31 Aug 2022

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

2/63 SPRINGHALL PARADE PASCOE VALE SOUTH VIC 3044	\$620,000	31-May-22
5/315B OHEA STREET PASCOE VALE SOUTH VIC 3044	\$680,000	21-May-22
2/16 WESTGATE STREET PASCOE VALE SOUTH VIC 3044	\$680,000	10-Mar-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: 01 September 2022



**2/63 SPRINGHALL PARADE
PASCOE VALE SOUTH VIC 3044**

 2  1  1

Sold Price **\$620,000** Sold Date **31-May-22**

Distance **0.56km**



**5/315B OHEA STREET PASCOE
VALE SOUTH VIC 3044**

 3  1  2

Sold Price **\$680,000** Sold Date **21-May-22**

Distance **0.44km**



**2/16 WESTGATE STREET PASCOE
VALE SOUTH VIC 3044**

 2  1  2

Sold Price

Sold Date **10-Mar-22**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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