

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

5/460 GAFFNEY 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/18 ZENITH STREET PASCOE VALE VIC 3044	\$675,000	21-Sep-24
2/18 ZENITH STREET PASCOE VALE VIC 3044	\$655,000	21-Oct-24

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: 26 February 2025

**1/18 ZENITH STREET PASCOE VALE** Sold Price
VIC 3044

3 2 1

\$675,000 Sold Date **21-Sep-24**Distance **0.95km****2/18 ZENITH STREET PASCOE**
VIC 3044

3 2 1

Sold Price

\$655,000 Sold Date **21-Oct-24**Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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