

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

4/18 ZENITH 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

\$639,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2022

to

31 Aug 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

5/31-33 ALPINE GROVE PASCOE VALE VIC 3044	\$630,000	01-Feb-23
8/55 PLEASANT STREET PASCOE VALE VIC 3044	\$632,000	29-Jun-23
7/2-4 DEVON ROAD PASCOE VALE VIC 3044	\$615,000	06-May-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: 09 September 2023

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5/31-33 ALPINE GROVE PASCOE VALE VIC 3044

Sold Price **\$630,000** Sold Date **01-Feb-23**

2 1 1

Distance **0.12km**



8/55 PLEASANT STREET PASCOE VALE VIC 3044

Sold Price **\$632,000** Sold Date **29-Jun-23**

2 2 1

Distance **0.37km**



7/2-4 DEVON ROAD PASCOE VALE VIC 3044

Sold Price **\$615,000** Sold Date **06-May-23**

2 1 1

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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