

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

4/53 WARWICK ROAD 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2022

to

30 Apr 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

10/14 PASCOE STREET PASCOE VALE VIC 3044	\$484,000	28-Mar-23
1/89 PARK STREET PASCOE VALE VIC 3044	\$510,000	29-Apr-23
2/24 PARK STREET PASCOE VALE VIC 3044	\$567,500	04-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: 12 May 2023



10/14 PASCOE STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price **\$484,000** Sold Date **28-Mar-23**

Distance **1.06km**



1/89 PARK STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price ^{RS} **\$510,000** Sold Date **29-Apr-23**

Distance **1.65km**



2/24 PARK STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price ^{RS} **\$567,500** Sold Date **04-May-23**

Distance **1.5km**

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

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