

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

43 MITCHELL PARADE 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

\$1,125,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,255,000

Property type

House

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

40 GREENWOOD STREET PASCOE VALE SOUTH VIC 3044	\$1,140,000	02-Aug-22
50 MELVILLE ROAD PASCOE VALE SOUTH VIC 3044	\$1,090,000	12-Aug-22
139 MELVILLE ROAD PASCOE VALE SOUTH VIC 3044	\$1,100,000	11-May-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: 05 September 2022

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**40 GREENWOOD STREET PASCOE VALE SOUTH VIC 3044** 3  1  1Sold Price ^{RS} **\$1,140,000** ^{UN} Sold Date **02-Aug-22**Distance **1.25km****50 MELVILLE ROAD PASCOE VALE SOUTH VIC 3044** 3  2  2Sold Price ^{RS} **\$1,090,000** Sold Date **12-Aug-22**Distance **1.37km****139 MELVILLE ROAD PASCOE VALE SOUTH VIC 3044** 3  1  2Sold Price **\$1,100,000** Sold Date **11-May-22**Distance **0.87km****RS** = Recent sale**UN** = Undisclosed Sale

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