

## 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

37/22-26 Pascoe Street Pascoe Vale VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$665,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2021

to

31 Jan 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 2/12 Stewart Street Pascoe Vale VIC 3044 | \$675,000 | 28-Jan-22 |
| 325A Sussex Street Pascoe Vale VIC 3044  | \$622,500 | 13-Dec-21 |
| 3/22 Sefton Street Pascoe Vale VIC 3044  | \$600,000 | 02-Feb-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: 18 February 2022



**2/12 Stewart Street Pascoe Vale VIC 3044**

 2  1  1

Sold Price

<sup>RS</sup>

**\$675,000**

Sold Date

**28-Jan-22**

Distance

**1.61km**



**325A Sussex Street Pascoe Vale VIC 3044**

 2  1  1

Sold Price

<sup>RS</sup>

**\$622,500**

Sold Date

**13-Dec-21**

Distance

**1.52km**



**3/22 Sefton Street Pascoe Vale VIC 3044**

 2  1  1

Sold Price

<sup>RS</sup>

**\$600,000**

Sold Date

**02-Feb-22**

Distance

**1.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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