

## 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

15A Danin 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

\$790,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$990,000

Property type

Other

Suburb

Pascoe Vale

Period-from

01 Sep 2020

to

31 Aug 2021

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

7/4-6 Heath Street Pascoe Vale VIC 3044	\$850,000	20-May-21
6A Hayes Parade Pascoe Vale VIC 3044	\$810,000	08-May-21
10 Perkin Avenue Pascoe Vale VIC 3044	\$790,000	18-May-21

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 2021

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**7/4-6 Heath Street Pascoe Vale VIC 3044** Sold Price **\$850,000** Sold Date **20-May-21**

 3  2  2

Distance **0.51km**



**6A Hayes Parade Pascoe Vale VIC 3044** Sold Price **\$810,000** Sold Date **08-May-21**

 3  1  1

Distance **0.75km**



**10 Perkin Avenue Pascoe Vale VIC 3044** Sold Price **\$790,000** Sold Date **18-May-21**

 3  2  1

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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