

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9/10 FAWKNER ROAD 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

\$645,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

12/4-6 HEATH STREET PASCOE VALE VIC 3044	\$650,000	03-Oct-24
3/24 WESTGATE STREET PASCOE VALE SOUTH VIC 3044	\$660,000	09-Oct-24
3/15 FAWKNER ROAD PASCOE VALE VIC 3044	\$620,000	18-Oct-24

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 21 January 2025



**12/4-6 HEATH STREET PASCOE  
VALE VIC 3044**

2 2 1

Sold Price **\$650,000** Sold Date **03-Oct-24**

Distance **0.26km**



**3/24 WESTGATE STREET PASCOE  
VALE SOUTH VIC 3044**

2 2 1

Sold Price **\$660,000** Sold Date **09-Oct-24**

Distance **1.46km**



**3/15 FAWKNER ROAD PASCOE  
VALE VIC 3044**

2 2 1

Sold Price **\$620,000** Sold Date **18-Oct-24**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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