

# 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

9/3 Pascoe Street, Pascoe Vale Vic 3044

### Indicative selling price

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

Single price

\$395,000

### Median sale price

Median price

\$627,000

Property Type

Unit

Suburb

Pascoe Vale

Period - From

01/10/2022

to

31/12/2022

Source

REIV

### 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 six 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
1	205/15 South St HADFIELD 3046	\$416,000	21/12/2022
2	1/106 Snell Gr OAK PARK 3046	\$415,000	12/10/2022
3	4/93 Hilton St HADFIELD 3046	\$412,000	10/09/2022

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 six months.~~

This Statement of Information was prepared on:

06/03/2023 11:38

9/3 Pascoe Street, Pascoe Vale Vic 3044



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$395,000

Median Unit Price

December quarter 2022: \$627,000

## Comparable Properties



205/15 South St HADFIELD 3046 (REI/VG)

Agent Comments

2 2 1

Price: \$416,000

Method: Private Sale

Date: 21/12/2022

Rooms: 4

Property Type: Unit



1/106 Snell Gr OAK PARK 3046 (REI/VG)

Agent Comments

2 1 1

Price: \$415,000

Method: Private Sale

Date: 12/10/2022

Property Type: Unit



4/93 Hilton St HADFIELD 3046 (REI)

Agent Comments

2 1 1

Price: \$412,000

Method: Private Sale

Date: 10/09/2022

Property Type: Unit

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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