

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

5/17 VIEW STREET PASCOE VALE 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

or range
between

\$535,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2021

to

28 Feb 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

4/12 LAKE AVENUE PASCOE VALE VIC 3044	\$630,000	04-Mar-22
7/22-26 PASCOE STREET PASCOE VALE VIC 3044	\$605,000	26-Feb-22
9/113 LANDELLS ROAD PASCOE VALE VIC 3044	\$575,000	26-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: 09 March 2022



4/12 LAKE AVENUE PASCOE VALE VIC 3044

Sold Price

^{RS} **\$630,000**

Sold Date

04-Mar-22

 2  1  1

Distance

1.09km



7/22-26 PASCOE STREET PASCOE VALE VIC 3044

Sold Price

^{RS} **\$605,000**

Sold Date

26-Feb-22

 2  1  1

Distance

1.13km



9/113 LANDELLS ROAD PASCOE VALE VIC 3044

Sold Price

^{RS} **\$575,000**

Sold Date

26-Feb-22

 2  1  1

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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