

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

3/5 FAWKNER ROAD 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Aug 2022

to

31 Jul 2023

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

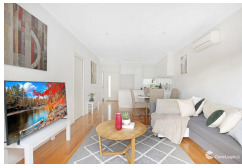
2/7 FAWKNER ROAD PASCOE VALE VIC 3044	\$550,000	08-Mar-23
3/7 FAWKNER ROAD PASCOE VALE VIC 3044	\$530,000	05-Aug-23
7/422 GAFFNEY STREET PASCOE VALE VIC 3044	\$540,000	16-May-23

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: 08 August 2023

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2/7 FAWKNER ROAD PASCOE VALE VIC 3044

 2  1  1

Sold Price **\$550,000** Sold Date **08-Mar-23**

Distance **0.02km**



3/7 FAWKNER ROAD PASCOE VALE VIC 3044

 2  1  1

Sold Price ^{RS} **\$530,000** Sold Date **05-Aug-23**

Distance **0.02km**



7/422 GAFFNEY STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price ^{RS} **\$540,000** Sold Date **16-May-23**

Distance **0.22km**

RS = Recent sale **UN** = Undisclosed Sale

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