

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 NORTHGATE 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

\$1,035,000

&

\$1,085,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,058,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Nov 2022

to

31 Oct 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

1 OAKBANK GROVE PASCOE VALE VIC 3044	\$1,010,000	19-Aug-23
17 ALEXANDRA STREET PASCOE VALE VIC 3044	\$1,125,000	15-Aug-23
14 ALPINE GROVE PASCOE VALE VIC 3044	\$1,165,000	18-Oct-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 November 2023



1 OAKBANK GROVE PASCOE VALE VIC 3044

Sold Price

^{RS} **\$1,010,000**

Sold Date

19-Aug-23



3



2



1

Distance

1.29km



17 ALEXANDRA STREET PASCOE VALE VIC 3044

Sold Price

\$1,125,000

Sold Date

15-Aug-23



3



1



4

Distance

2km



14 ALPINE GROVE PASCOE VALE VIC 3044

Sold Price

^{RS} **\$1,165,000** ^{UN}

Sold Date

18-Oct-23



2



1



1

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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