

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

10b Valerie Street, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,090,000 Property Type House Suburb Pascoe Vale

Period - From 01/10/2024 to 31/12/2024 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	27b Westgate St PASCOE VALE SOUTH 3044	\$1,485,000	12/12/2024
2	4b Tangyes St PASCOE VALE 3044	\$1,485,000	04/11/2024
3	7b Charlotte St OAK PARK 3046	\$1,300,000	16/10/2024

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:

05/02/2025 12:40



 4
  3
  2

Property Type: House (Res)

[Agent Comments](#)

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2024: \$1,090,000

Comparable Properties



27b Westgate St PASCOE VALE SOUTH 3044 (REI/VG)

[Agent Comments](#)

 4
  3
  2

Price: \$1,485,000

Method: Private Sale

Date: 12/12/2024

Property Type: House

Land Size: 328 sqm approx



4b Tangyes St PASCOE VALE 3044 (REI)

[Agent Comments](#)

 4
  3
  2

Price: \$1,485,000

Method: Private Sale

Date: 04/11/2024

Property Type: House



7b Charlotte St OAK PARK 3046 (REI/VG)

[Agent Comments](#)

 4
  3
  2

Price: \$1,300,000

Method: Private Sale

Date: 16/10/2024

Property Type: House (Res)

Land Size: 350 sqm approx

Account - Whitefox Real Estate | P: 96459699



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