

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

1/340 GAFFNEY 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

\$585,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,082,500

Property type

House

Suburb

Pascoe Vale

Period-from

01 Sep 2021

to

31 Aug 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

2/2-4 DEVON ROAD PASCOE VALE VIC 3044	\$600,000	27-Aug-22
3/7 AVOCA CRESCENT PASCOE VALE VIC 3044	\$651,000	04-Jul-22
1/377 GAFFNEY STREET PASCOE VALE VIC 3044	\$698,000	01-Jul-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: 19 September 2022



2/2-4 DEVON ROAD PASCOE VALE VIC 3044 Sold Price ^{RS} **\$600,000** Sold Date **27-Aug-22**

 2  1  1

Distance **1.27km**



3/7 AVOCA CRESCENT PASCOE VALE VIC 3044 Sold Price **\$651,000** Sold Date **04-Jul-22**

 2  1  2

Distance **1.27km**



1/377 GAFFNEY STREET PASCOE VALE VIC 3044 Sold Price ^{RS} **\$698,000** Sold Date **01-Jul-22**

 2  1  2

Distance **0.43km**

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

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