

## 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

1/47 AUSTIN CRESCENT PASCOE VALE VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$505,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2021

to

30 Apr 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

2/6 VALE STREET PASCOE VALE VIC 3044	\$450,000	26-Mar-22
4/7 FAWKNER ROAD PASCOE VALE VIC 3044	\$500,000	30-Mar-22
4/436 GAFFNEY STREET PASCOE VALE VIC 3044	\$480,000	11-Jan-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: 24 May 2022

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**2/6 VALE STREET PASCOE VALE  
VIC 3044** 2  1  1Sold Price <sup>RS</sup> **\$450,000** <sup>UN</sup> Sold Date **26-Mar-22**Distance **0.5km****4/7 FAWKNER ROAD PASCOE  
VALE VIC 3044** 2  1  1Sold Price **\$500,000** Sold Date **30-Mar-22**Distance **0.43km****4/436 GAFFNEY STREET PASCOE  
VALE VIC 3044** 2  1  1Sold Price **\$480,000** Sold Date **11-Jan-22**Distance **0.63km****RS** = Recent sale**UN** = Undisclosed Sale

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