

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

1/375 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

\$665,000

&

\$695,000

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

2/62 CORNWALL ROAD PASCOE VALE VIC 3044	\$785,000	22-Jul-23
2/20 QUICK STREET PASCOE VALE VIC 3044	\$792,500	01-Aug-23
1/15 OLIVE GROVE PASCOE VALE VIC 3044	\$822,000	01-Jul-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: 18 August 2023



2/62 CORNWALL ROAD PASCOE VALE VIC 3044

3 1 1

Sold Price

^{RS}
\$785,000

Sold Date

22-Jul-23

Distance

1.49km


2/20 QUICK STREET PASCOE VALE VIC 3044

2 2 2

Sold Price

^{RS}
\$792,500

Sold Date

01-Aug-23

Distance

1.31km


1/15 OLIVE GROVE PASCOE VALE VIC 3044

2 2 1

Sold Price

^{RS}
\$822,000

Sold Date

01-Jul-23

Distance

0.51km
RS = Recent sale

UN = Undisclosed Sale

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