

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

4/8 BRISTOL ROAD 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2022

to

31 May 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

10/14 PASCOE STREET PASCOE VALE VIC 3044	\$484,000	28-Mar-23
1/26 SNELL GROVE PASCOE VALE VIC 3044	\$500,000	23-May-23
2/18 RAY STREET PASCOE VALE VIC 3044	\$605,000	11-May-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: 29 June 2023


10/14 PASCOE STREET PASCOE VALE VIC 3044

 2
  1
  1

Sold Price

\$484,000

Sold Date

28-Mar-23

Distance

0.41km

1/26 SNELL GROVE PASCOE VALE VIC 3044

 2
  1
  1

Sold Price

^{RS} **\$500,000**

Sold Date

23-May-23

Distance

0.71km

2/18 RAY STREET PASCOE VALE VIC 3044

 2
  1
  1

Sold Price

^{RS} **\$605,000**

Sold Date

11-May-23

Distance

1.88km
RS = Recent sale

UN = Undisclosed Sale

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