

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/36 DANIN STREET 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

2/48 PARDY STREET PASCOE VALE VIC 3044	\$605,000	09-Nov-24
4/48 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$620,000	26-Oct-24
3/15 CALLANDER ROAD PASCOE VALE VIC 3044	\$650,000	09-Nov-24

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 09 December 2024

**2/48 PARDY STREET PASCOE  
VALE VIC 3044**

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Sold Price

RS

**\$605,000**Sold Date **09-Nov-24**Distance **1.06km****4/48 AUSTIN CRESCENT PASCOE  
VALE VIC 3044**

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Sold Price

**\$620,000**Sold Date **26-Oct-24**Distance **0.19km****3/15 CALLANDER ROAD PASCOE  
VALE VIC 3044**

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Sold Price

RS

**\$650,000**Sold Date **09-Nov-24**Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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