

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

3/7 JOFFRE 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2022

to

31 Aug 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

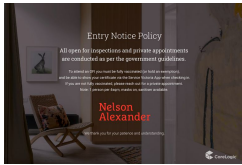
Date of sale

4/5 FAWKNER ROAD PASCOE VALE VIC 3044	\$699,000	30-Jul-23
2/37 DANIN STREET PASCOE VALE VIC 3044	\$745,000	02-Aug-23
2/62 CORNWALL ROAD PASCOE VALE VIC 3044	\$785,000	22-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: 08 September 2023



4/5 FAWKNER ROAD PASCOE VALE VIC 3044

Sold Price

^{RS}
\$699,000

Sold Date

30-Jul-23
 3

 1

 2

Distance

1.27km


2/37 DANIN STREET PASCOE VALE VIC 3044

Sold Price

^{RS}
\$745,000

Sold Date

02-Aug-23
 3

 1

 2

Distance

1.05km


2/62 CORNWALL ROAD PASCOE VALE VIC 3044

Sold Price

^{RS}
\$785,000

Sold Date

22-Jul-23
 3

 1

 1

Distance

0.16km
RS = Recent sale

UN = Undisclosed Sale

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