

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

8A IRVINE 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,303,500

Property type

Land

Suburb

Pascoe Vale

Period-from

01 Dec 2021

to

30 Nov 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

45 GREENWOOD STREET PASCOE VALE SOUTH VIC 3044	\$1,190,000	10-Dec-22
21 PARKER STREET PASCOE VALE VIC 3044	\$1,110,000	26-Sep-22
5A BAWDEN COURT PASCOE VALE VIC 3044	\$1,130,000	28-Oct-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: 23 December 2022



45 GREENWOOD STREET PASCOE VALE SOUTH VIC 3044

3 2 2

Sold Price

^{RS} **\$1,190,000**

Sold Date

10-Dec-22

Distance

0.54km



21 PARKER STREET PASCOE VALE VIC 3044

3 2 2

Sold Price

^{RS} **\$1,110,000** ^{UN}

Sold Date

26-Sep-22

Distance

1.29km



5A BAWDEN COURT PASCOE VALE VIC 3044

3 2 2

Sold Price

\$1,130,000

Sold Date

28-Oct-22

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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