

## 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

20 DAVERN STREET PASCOE VALE SOUTH 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

\$1,320,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,244,250

Property type

House

Suburb

Pascoe Vale South

Period-from

01 Aug 2021

to

31 Jul 2022

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

21 DALE AVENUE PASCOE VALE VIC 3044	1230000	17-Aug-22
17 DAVERN STREET PASCOE VALE SOUTH VIC 3044	1610000	28-May-22
4 CAMDON STREET PASCOE VALE VIC 3044	1370000	24-May-22

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: 22 August 2022

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**21 DALE AVENUE PASCOE VALE  
VIC 3044**

Sold Price

<sup>RS</sup> **1230000** Sold Date **17-Aug-22**

 3  2  2

Distance **0.55km**



**17 DAVERN STREET PASCOE VALE  
SOUTH VIC 3044**

Sold Price

**1610000** Sold Date **28-May-22**

 4  2  2

Distance **0.05km**



**4 CAMDON STREET PASCOE VALE  
VIC 3044**

Sold Price

<sup>RS</sup> **1370000** Sold Date **24-May-22**

 3  2  3

Distance **0.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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