

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

1/436 GAFFNEY 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

\$470,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2021

to

31 May 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

4/436 GAFFNEY STREET PASCOE VALE VIC 3044	\$480,000	11-Jan-22
11/60 VIEW STREET PASCOE VALE VIC 3044	\$466,000	02-Jun-22
201/324 PASCOE VALE ROAD ESSENDON VIC 3040	\$480,000	27-Feb-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.

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4/436 GAFFNEY STREET PASCOE VALE VIC 3044

Sold Price **\$480,000** Sold Date **11-Jan-22**

 2  1  1

Distance -



11/60 VIEW STREET PASCOE VALE VIC 3044

Sold Price ^{RS} **\$466,000** Sold Date **02-Jun-22**

 2  1  1

Distance **0.85km**



201/324 PASCOE VALE ROAD ESSENDON VIC 3040

Sold Price **\$480,000** Sold Date **27-Feb-22**

 2  1  1

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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