

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

1/2 WICKLOW 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2021

to

30 Apr 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

2/28 QUICK STREET PASCOE VALE VIC 3044	\$773,000	16-Mar-22
2/13 OLIVE GROVE PASCOE VALE VIC 3044	\$677,000	30-Apr-22
3/43 LANDELLS ROAD PASCOE VALE VIC 3044	\$609,900	29-Apr-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: 03 May 2022



2/28 QUICK STREET PASCOE VALE VIC 3044

Sold Price ^{RS} **\$773,000** Sold Date **16-Mar-22**

 2  1  1

Distance **1.1km**



2/13 OLIVE GROVE PASCOE VALE VIC 3044

Sold Price ^{RS} **\$677,000** Sold Date **30-Apr-22**

 2  1  1

Distance **1.21km**



3/43 LANDELLS ROAD PASCOE VALE VIC 3044

Sold Price ^{RS} **\$609,900** Sold Date **29-Apr-22**

 2  1  1

Distance **1.09km**

RS = Recent sale **UN** = Undisclosed Sale

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