

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

102/437 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

\$309,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,000

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

7/119 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$344,999	09-Jun-21
9/119 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$344,999	09-Jun-21
2/119 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$355,000	26-Aug-21

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: 19 May 2022



**7/119 NORTHUMBERLAND ROAD
PASCOE VALE VIC 3044**

Sold Price

\$344,999

Sold Date

09-Jun-21

1

1

1

Distance

-



**9/119 NORTHUMBERLAND ROAD
PASCOE VALE VIC 3044**

Sold Price

\$344,999

Sold Date

09-Jun-21

1

1

1

Distance

-



**2/119 NORTHUMBERLAND ROAD
PASCOE VALE VIC 3044**

Sold Price

\$355,000

Sold Date

26-Aug-21

1

1

1

Distance

-

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consumer.vic.gov.au

RS = Recent sale

UN = Undisclosed Sale

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