

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

3/3 RAEBURN 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

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Dec 2022

to

30 Nov 2023

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

4/36 SYLVAN GROVE PASCOE VALE VIC 3044	\$637,000	08-Feb-23
7/134 DERBY STREET PASCOE VALE VIC 3044	\$570,000	13-Apr-23

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: 08 December 2023

Vladimir Orellana

P 03 8390 7844

M 0413 936 259

E vladimir.orellana@carolinesprings.rh.com.



4/36 SYLVAN GROVE PASCOE VALE VIC 3044

2 1 1

Sold Price

\$637,000

Sold Date

08-Feb-23

Distance

0.34km



7/134 DERBY STREET PASCOE VALE VIC 3044

2 1 1

Sold Price

\$570,000

Sold Date

13-Apr-23

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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