

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

3/13 EASTGATE STREET PASCOE VALE SOUTH 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

\$950,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

Other

Suburb

Pascoe Vale South

Period-from

01 Apr 2021

to

31 Mar 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

2/1 EASTGATE STREET PASCOE VALE SOUTH VIC 3044	\$962,000	04-Aug-21
3/22 WADHAM STREET PASCOE VALE SOUTH VIC 3044	\$925,000	22-Feb-22
2/90 BALMORAL AVENUE PASCOE VALE SOUTH VIC 3044	\$900,000	27-Nov-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: 05 April 2022



**2/1 EASTGATE STREET PASCOE
VALE SOUTH VIC 3044**

 3  2  2

Sold Price **\$962,000** Sold Date **04-Aug-21**

Distance **0.1km**

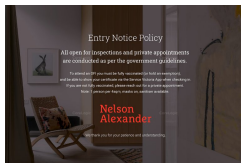


**3/22 WADHAM STREET PASCOE
VALE SOUTH VIC 3044**

 3  2  2

Sold Price ^{RS} **\$925,000** Sold Date **22-Feb-22**

Distance **1.67km**



**2/90 BALMORAL AVENUE PASCOE
VALE SOUTH VIC 3044**

 3  2  1

Sold Price **\$900,000** Sold Date **27-Nov-21**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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