

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

3/7 FARRINGDON 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2022

to

31 May 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

2/12 STEWART STREET PASCOE VALE VIC 3044	\$675,000	28-Jan-22
1/44 RAILWAY PARADE PASCOE VALE VIC 3044	\$615,000	21-Dec-22
6/50 RAILWAY PARADE PASCOE VALE VIC 3044	\$680,000	25-Mar-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: 02 June 2023



**2/12 STEWART STREET PASCOE
VALE VIC 3044**

2 1 1

Sold Price

\$675,000

Sold Date

28-Jan-22

Distance

0.05km



**1/44 RAILWAY PARADE PASCOE
VALE VIC 3044**

2 1 2

Sold Price

\$615,000

Sold Date

21-Dec-22

Distance

0.19km



**6/50 RAILWAY PARADE PASCOE
VALE VIC 3044**

2 2 1

Sold Price

\$680,000

Sold Date

25-Mar-23

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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