

## 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

5/10 PARK STREET PASCOE VALE VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$540,000

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 Oct 2022

to

30 Sep 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

3/7 FAWKNER ROAD PASCOE VALE VIC 3044	\$530,000	05-Aug-23
4/7 RHODES PARADE PASCOE VALE VIC 3044	\$530,000	01-Sep-23
3/60 VIEW STREET PASCOE VALE VIC 3044	\$546,000	13-Jul-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: 09 October 2023


**3/7 FAWKNER ROAD PASCOE VALE VIC 3044**

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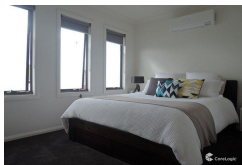
 Sold Price **\$530,000** Sold Date **05-Aug-23**

 Distance **0.39km**

**4/7 RHODES PARADE PASCOE VALE VIC 3044**

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 Sold Price <sup>RS</sup> **\$530,000** <sup>UN</sup> Sold Date **01-Sep-23**

 Distance **1.5km**

**3/60 VIEW STREET PASCOE VALE VIC 3044**

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 Sold Price **\$546,000** Sold Date **13-Jul-23**

 Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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