

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

582a Bell Street, Pascoe Vale South VIC 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$640,000

&

\$700,000

Median sale price

Median price

\$687,250

Property Type

Unit

Suburb

Pascoe Vale South

Period - From

15/07/2024

to

13/01/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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 six months.

Address of comparable property	Price	Date of sale
18 Zenith St, Pascoe Vale Vic	\$655,000	21/10/2024
315b Ohea St, Pascoe Vale South Vic	\$700,000	02/09/2024
5 Fawkner Rd, Pascoe Vale Vic	\$695,000	10/08/2024

This Statement of Information was prepared on:

15/01/2025

582a Bell Street, Pascoe Vale South VIC 3044



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Property Type: Unit
Dante Gambarini

0420 536 438
dgambarini@woodards.com.au
Indicative Selling Price
\$640,000 - \$700,000
Median House Price
Year ending January 2025: \$687,250

Comparable Properties

18 Zenith St, Pascoe Vale Vic

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Price: \$655,000
Method: Private Sale
Date: 21/10/2024
Property Type: Unit
Land Size:



315b Ohea St, Pascoe Vale South Vic

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Price: \$700,000
Method: Private Sale
Date: 02/09/2024
Property Type: Unit
Land Size:



5 Fawkner Rd, Pascoe Vale Vic

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Price: \$695,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Unit
Land Size:

Account - Woodards Pascoe Vale | P: 03 9354 5566



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