

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

7/431 Gaffney 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

\$545,000

or range
between

&

\$

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2018

to

31 Aug 2019

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

4/27 Alpine Grove Pascoe Vale VIC 3044	\$510,000	27-May-19
4/431 Gaffney Street Pascoe Vale VIC 3044	\$520,000	25-Jun-19
6/431 Gaffney Street Pascoe Vale VIC 3044	\$550,000	02-Jul-19

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: 19 September 2019



4/27 Alpine Grove Pascoe Vale VIC 3044 Sold Price **\$510,000** Sold Date **27-May-19**

 2  1  1

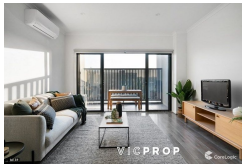
Distance **0.98km**



4/431 Gaffney Street Pascoe Vale VIC 3044 Sold Price **\$520,000** Sold Date **25-Jun-19**

 2  1  1

Distance **0.02km**



6/431 Gaffney Street Pascoe Vale VIC 3044 Sold Price **\$550,000** Sold Date **02-Jul-19**

 2  1  1

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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