

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

1/161 SUSSEX 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2022

to

30 Apr 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

2/24 PARK STREET PASCOE VALE VIC 3044	\$567,500	04-May-23
7/2-4 DEVON ROAD PASCOE VALE VIC 3044	\$615,000	06-May-23
1B ANN STREET PASCOE VALE VIC 3044	\$720,000	12-Jan-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: 10 May 2023



2/24 PARK STREET PASCOE VALE VIC 3044 Sold Price ^{RS} **\$567,500** Sold Date **04-May-23**

 2  1  1

Distance **2.25km**



7/2-4 DEVON ROAD PASCOE VALE VIC 3044 Sold Price ^{RS} **\$615,000** Sold Date **06-May-23**

 2  1  1

Distance **1.66km**



1B ANN STREET PASCOE VALE VIC 3044 Sold Price ^{RS} **\$720,000** Sold Date **12-Jan-23**

 2  1  1

Distance **1.46km**

RS = Recent sale **UN** = Undisclosed Sale

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