

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

3/5 Danin Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$640,000 Property Type Townhouse Suburb Pascoe Vale

Period - From 28/08/2022 to 27/08/2023 Source REIV

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 six 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
1	6/60 View St PASCOE VALE 3044	\$570,500	17/06/2023
2	2/3 Mccracken Av PASCOE VALE 3044	\$570,000	26/08/2023
3	4/349 Gaffney St PASCOE VALE 3044	\$560,000	08/07/2023

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 six months.~~

This Statement of Information was prepared on:

28/08/2023 20:03



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median Townhouse Price

28/08/2022 - 27/08/2023: \$640,000

Comparable Properties



6/60 View St PASCOE VALE 3044 (REI/VG)

Agent Comments

2 1 1

Price: \$570,500

Method: Private Sale

Date: 17/06/2023

Property Type: Townhouse (Res)

2/3 Mccracken Av PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)



4/349 Gaffney St PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 08/07/2023

Property Type: Townhouse (Res)