

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

2/11 Sage 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

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Feb 2021

to

31 Jan 2022

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

1A Karadoc Avenue Pascoe Vale VIC 3044	\$762,000	20-Nov-21
2/28 Danin Street Pascoe Vale VIC 3044	\$732,000	11-Nov-21
1/8 Farrington Street Pascoe Vale VIC 3044	\$714,000	19-Feb-22

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: 23 February 2022



1A Karadoc Avenue Pascoe Vale VIC 3044

Sold Price

\$762,000

Sold Date

20-Nov-21

2

2

1

Distance

0.12km



2/28 Danin Street Pascoe Vale VIC 3044

Sold Price

\$732,000

Sold Date

11-Nov-21

2

2

1

Distance

1.62km



1/8 Farrington Street Pascoe Vale VIC 3044

Sold Price

^{RS} **\$714,000**

Sold Date

19-Feb-22

2

1

2

Distance

2.03km

RS = Recent sale

UN = Undisclosed Sale

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