

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

9 WARREN STREET PASCOE VALE SOUTH 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

\$1,235,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,185,000

Property type

House

Suburb

Pascoe Vale South

Period-from

01 Mar 2022

to

28 Feb 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

21 GRUNDY GROVE PASCOE VALE SOUTH VIC 3044	1150000	19-Nov-22
23 MCKEON AVENUE PASCOE VALE SOUTH VIC 3044	1400000	18-Mar-23
3 MILTON STREET PASCOE VALE SOUTH VIC 3044	1185000	05-Dec-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.~~

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21 GRUNDY GROVE PASCOE VALE SOUTH VIC 3044 Sold Price **1150000** Sold Date **19-Nov-22**

 3  1  2

Distance **0.55km**



23 MCKEON AVENUE PASCOE VALE SOUTH VIC 3044 Sold Price ^{RS} **1400000** Sold Date **18-Mar-23**

 3  1  2

Distance **0.28km**



3 MILTON STREET PASCOE VALE SOUTH VIC 3044 Sold Price **1185000** Sold Date **05-Dec-22**

 3  1  1

Distance **1.15km**

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

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