

## 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

346A Gaffney Street Pascoe Vale VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2020

to

31 Dec 2020

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

5/10 Dorset Road Pascoe Vale VIC 3044	\$720,000	31-Oct-20
5/50 Danin Street Pascoe Vale VIC 3044	\$605,000	23-Dec-20
2/2 Virginia Street Pascoe Vale VIC 3044	\$651,000	12-Dec-20

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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**5/10 Dorset Road Pascoe Vale VIC 3044**

Sold Price

**\$720,000**

Sold Date

**31-Oct-20**

 2  1  2

Distance

**1.27km**



**5/50 Danin Street Pascoe Vale VIC 3044**

Sold Price

<sup>RS</sup> **\$605,000**

Sold Date

**23-Dec-20**

 2  1  2

Distance

**1.29km**



**2/2 Virginia Street Pascoe Vale VIC 3044**

Sold Price

<sup>RS</sup> **\$651,000**

Sold Date

**12-Dec-20**

 2  2  2

Distance

**1.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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