

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

37 WARWICK ROAD 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,102,500

Property type

House

Suburb

Pascoe Vale

Period-from

01 Apr 2022

to

31 Mar 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

92 KENT ROAD PASCOE VALE VIC 3044	\$860,000	01-Oct-22
12 KARADOC AVENUE PASCOE VALE VIC 3044	\$865,000	10-Nov-22
132 BOUNDARY ROAD PASCOE VALE VIC 3044	\$895,000	17-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: 04 April 2023



92 KENT ROAD PASCOE VALE VIC 3044

Sold Price

\$860,000

Sold Date

01-Oct-22

 3  1  2

Distance

0.39km



12 KARADOC AVENUE PASCOE VALE VIC 3044

Sold Price

\$865,000

Sold Date

10-Nov-22

 4  1  2

Distance

0.57km



132 BOUNDARY ROAD PASCOE VALE VIC 3044

Sold Price

\$895,000

Sold Date

17-Jan-23

 3  2  3

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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