

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

4&5/460 GAFFNEY 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

or range
between

\$785,000

&

\$805,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/106 BOUNDARY ROAD PASCOE VALE VIC 3044	\$822,200	09-Feb-24
1/210 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$788,000	09-Feb-24
1/17 HAZEL GROVE PASCOE VALE VIC 3044	\$830,000	17-Dec-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: 16 February 2024



1/106 BOUNDARY ROAD PASCOE VALE VIC 3044

Sold Price

^{RS} **\$822,200** Sold Date **09-Feb-24**

 4  3  2

Distance **2.53km**



1/210 CUMBERLAND ROAD PASCOE VALE VIC 3044

Sold Price

^{RS} **\$788,000** Sold Date **09-Feb-24**

 3  2  2

Distance **1.34km**



1/17 HAZEL GROVE PASCOE VALE VIC 3044

Sold Price

^{RS} **\$830,000** Sold Date **17-Dec-23**

 3  2  2

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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