

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

4/52 VIEW 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

\$850,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2023

to

31 Dec 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

1/5 SOMERSET STREET PASCOE VALE VIC 3044	\$855,000	01-Dec-23
2/33 PARK STREET PASCOE VALE VIC 3044	\$870,000	06-Dec-23
1/10 GREGORY STREET OAK PARK VIC 3046	\$900,000	04-Mar-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: 18 January 2024



1/5 SOMERSET STREET PASCOE VALE VIC 3044

Sold Price

^{RS}

\$855,000

Sold Date

01-Dec-23



3



2



2

Distance

0.85km



2/33 PARK STREET PASCOE VALE VIC 3044

Sold Price

^{RS}

\$870,000

Sold Date

06-Dec-23



3



1



2

Distance

0.51km



1/10 GREGORY STREET OAK PARK VIC 3046

Sold Price

\$900,000

Sold Date

04-Mar-23



3



2



2

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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