

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

155 DERBY 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

\$1,700,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,045,000

Property type

Business

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

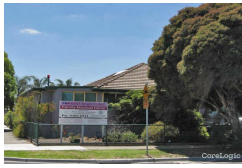
Date of sale

124 KENT ROAD PASCOE VALE VIC 3044	\$4,250,000	21-Dec-22
6 ASHKANASY AVENUE PASCOE VALE VIC 3044	\$1,465,000	09-Dec-23
44 SNELL GROVE PASCOE VALE VIC 3044	\$1,240,000	16-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: 05 February 2024



124 KENT ROAD PASCOE VALE VIC 3044 Sold Price **\$4,250,000** Sold Date **21-Dec-22**

- - -

Distance **0.85km**



6 ASHKANASY AVENUE PASCOE VALE VIC 3044 Sold Price ^{RS} **\$1,465,000** Sold Date **09-Dec-23**

4 2 4

Distance **0.45km**



44 SNELL GROVE PASCOE VALE VIC 3044 Sold Price ^{RS} **\$1,240,000** Sold Date **16-Dec-23**

3 2 1

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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