

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

3/261 Ohea Street Pascoe Vale South 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,300

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 May 2020

to

30 Apr 2021

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

3/23 Hazel Grove Pascoe Vale VIC 3044	\$685,000	16-Feb-21
5/134 Derby Street Pascoe Vale VIC 3044	\$630,000	27-Mar-21
4/107 Landells Road Pascoe Vale VIC 3044	\$660,000	15-May-21

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: 19 May 2021

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3/23 Hazel Grove Pascoe Vale VIC 3044

Sold Price

\$685,000

Sold Date

16-Feb-21

 2

 1

 1

Distance

0.92km



5/134 Derby Street Pascoe Vale VIC 3044

Sold Price

^{RS} **\$630,000**

Sold Date

27-Mar-21

 2

 1

 2

Distance

1.22km



4/107 Landells Road Pascoe Vale VIC 3044

Sold Price

^{RS} **\$660,000**

Sold Date

15-May-21

 2

 1

 1

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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