

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

2/466 BELL 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)

or range

\$745,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,223,000

Property type

Other

Suburb

Pascoe Vale South

Period-from

01 Dec 2021

to

30 Nov 2022

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

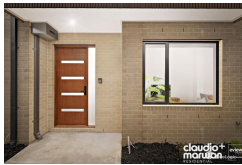
Date of sale

4/466 BELL STREET PASCOE VALE SOUTH VIC 3044	\$825,000	29-Sep-22
3/466 BELL STREET PASCOE VALE SOUTH VIC 3044	\$835,000	30-Nov-22
1/42 GREENWOOD STREET PASCOE VALE SOUTH VIC 3044	\$890,000	20-Aug-22

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: 14 December 2022



**466 BELL STREET PASCOE VALE
SOUTH VIC 3044**

 3  3  2

Sold Price

RS

\$825,000

Sold Date

29-Sep-22

Distance

0.01km



**3/466 BELL STREET PASCOE VALE
SOUTH VIC 3044**

 -  -  -

Sold Price

RS

\$835,000

Sold Date

30-Nov-22

Distance

0.01km



**1/42 GREENWOOD STREET
PASCOE VALE SOUTH VIC 3044**

 3  2  1

Sold Price

\$890,000

Sold Date

20-Aug-22

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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