

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and  
postcode

1/42 Park Street, Pascoe Vale

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$741,000 Property type Unit Suburb Pascoe Vale

Period - From Aug 2022 to Nov 2022 Source REA.com

### 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 six 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. 181C Derby Street, Pascoe Vale	\$850,000	11.09.22
2. 1/43 Park Street, Pascoe Vale	\$861,000	12.08.22
3. 2/122 Essex Street, Pascoe Vale	\$850,000	21.07.22

This Statement of Information was prepared on:

08.12.2022