

## 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

98 BALMORAL AVENUE PASCOE VALE SOUTH VIC 3044

### Indicative selling price

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

Single Price

or range  
between

\$985,000

&

\$1,065,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

Pascoe Vale South

Period-from

01 Mar 2024

to

28 Feb 2025

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

575 MORELAND ROAD PASCOE VALE SOUTH VIC 3044	\$1,005,000	29-Nov-24
467 MORELAND ROAD PASCOE VALE SOUTH VIC 3044	\$990,000	16-Oct-24

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: 22 March 2025

**575 MORELAND ROAD PASCOE  
VALE SOUTH VIC 3044** 3  1  1Sold Price **\$1,005,000** Sold Date **29-Nov-24**Distance **1.58km****467 MORELAND ROAD PASCOE  
VALE SOUTH VIC 3044** 3  1  1Sold Price **\$990,000** Sold Date **16-Oct-24**Distance **1.45km****RS** = Recent sale**UN** = Undisclosed Sale

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