

## 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

3/17 View Street Pascoe Vale VIC 3044

### 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)

Single Price

\$735,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$623,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2020

to

31 Jan 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

3/29 Danin Street Pascoe Vale VIC 3044	\$752,000	22-Dec-20
4/11 Hazel Grove Pascoe Vale VIC 3044	\$752,000	30-Jan-21
2/126 Derby Street Pascoe Vale VIC 3044	\$730,000	13-Feb-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: 28 February 2021



**3/29 Danin Street Pascoe Vale VIC 3044**

Sold Price

**\$752,000**

Sold Date **22-Dec-20**

3 2 1

Distance **0.13km**



**4/11 Hazel Grove Pascoe Vale VIC 3044**

Sold Price

<sup>RS</sup> **\$752,000**

Sold Date **30-Jan-21**

3 2 2

Distance **1.3km**



**2/126 Derby Street Pascoe Vale VIC 3044**

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date **13-Feb-21**

3 2 2

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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