

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

1 AMBER COURT PASCOE VALE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2022

to

28 Feb 2023

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

8 AMBER COURT PASCOE VALE VIC 3044	\$540,000	29-Nov-22
5/17 SEFTON STREET PASCOE VALE VIC 3044	\$515,000	09-Mar-23
3/20 RAILWAY PARADE PASCOE VALE VIC 3044	\$508,000	14-Nov-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: 29 March 2023

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**8 AMBER COURT PASCOE VALE
VIC 3044** 3  1  1

Sold Price

\$540,000Sold Date **29-Nov-22**

Distance

0.04km**5/17 SEFTON STREET PASCOE
VALE VIC 3044** 2  1  1

Sold Price

^{RS} **\$515,000**Sold Date **09-Mar-23**

Distance

1.78km**3/20 RAILWAY PARADE PASCOE
VALE VIC 3044** 2  1  1

Sold Price

\$508,000Sold Date **14-Nov-22**

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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