# 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

### 3/7 MAIN STREET PASCOE VALE VIC 3044

### Indicative selling price

Period-from

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

Single Price			or range \$665,000		\$695,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$670,000	Property type	Unit	Suburb	Pascoe Vale				

31 Mar 2022

Source

### Comparable property sales (\*Delete A or B below as applicable)

01 Apr 2021

**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.

to

Address of comparable property	Price	Date of sale	
2/36 DANIN STREET PASCOE VALE VIC 3044	\$781,000	02-Mar-22	
4/418 GAFFNEY STREET PASCOE VALE VIC 3044	\$675,000	17-Mar-22	
1/18 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$650,000	05-Mar-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: 11 April 2022



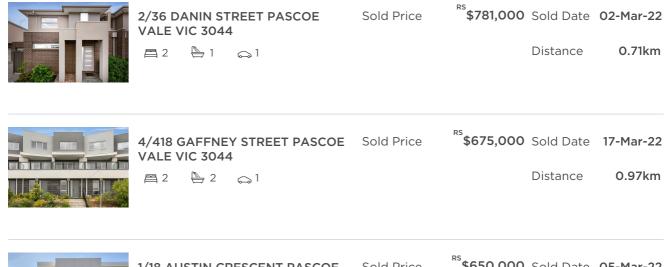
Corelogic

consumer.vic.gov.au



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	1/18 AUSTIN CRESCENT PASCOE VALE VIC 3044		Sold Price	<sup>RS</sup> \$650,000	Sold Date	05-Mar-22	
1		È 2	-			Distance	0.71km

#### RS = Recent sale UN = Undisclosed Sale

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