

## 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

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

or range  
between

\$665,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2021

to

31 Mar 2022

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

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



**2/36 DANIN STREET PASCOE  
VALE VIC 3044**

 2  1  1

Sold Price

<sup>RS</sup>

**\$781,000**

Sold Date

**02-Mar-22**

Distance

**0.71km**



**4/418 GAFFNEY STREET PASCOE  
VALE VIC 3044**

 2  2  1

Sold Price

<sup>RS</sup>

**\$675,000**

Sold Date

**17-Mar-22**

Distance

**0.97km**



**1/18 AUSTIN CRESCENT PASCOE  
VALE VIC 3044**

 2  2  1

Sold Price

<sup>RS</sup>

**\$650,000**

Sold Date

**05-Mar-22**

Distance

**0.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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