

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

6/451 Gaffney Street, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$540,000

&

\$580,000

Median sale price

Median price

\$645,000

Property Type

Townhouse

Suburb

Pascoe Vale

Period - From

23/10/2022

to

22/10/2023

Source

REIV

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 six 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
1	6/60 View St PASCOE VALE 3044	\$570,500	17/06/2023
2	4/349 Gaffney St PASCOE VALE 3044	\$560,000	08/07/2023
3	3/1 Bothwell St PASCOE VALE 3044	\$550,000	03/08/2023

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 six months.~~

This Statement of Information was prepared on:

23/10/2023 11:15



Property Type:
Agent Comments

Indicative Selling Price
\$540,000 - \$580,000
Median Townhouse Price
23/10/2022 - 22/10/2023: \$645,000

Comparable Properties



6/60 View St PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$570,500
Method: Private Sale
Date: 17/06/2023
Property Type: Townhouse (Res)



4/349 Gaffney St PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 08/07/2023
Property Type: Townhouse (Res)

3/1 Bothwell St PASCOE VALE 3044 (VG)

Agent Comments



Price: \$550,000
Method: Sale
Date: 03/08/2023
Property Type: Townhouse (Single)

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788