

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

4/20 QUICK STREET 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

\$765,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,087,500

Property type

Other

Suburb

Pascoe Vale

Period-from

01 May 2022

to

30 Apr 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

1/12 JOFFRE ROAD PASCOE VALE VIC 3044	\$795,000	30-Sep-22
3/20 QUICK STREET PASCOE VALE VIC 3044	\$845,000	18-Apr-23
27 ARCHIBALD STREET PASCOE VALE VIC 3044	\$925,000	03-May-23

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: 25 May 2023



1/12 JOFFRE ROAD PASCOE VALE VIC 3044

Sold Price

\$795,000

Sold Date

30-Sep-22



3



2



2

Distance

0.74km



3/20 QUICK STREET PASCOE VALE VIC 3044

Sold Price

^{RS}

\$845,000

Sold Date

18-Apr-23



-



-



-

Distance

0.01km



27 ARCHIBALD STREET PASCOE VALE VIC 3044

Sold Price

^{RS}

\$925,000

Sold Date

03-May-23



3



1



2

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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