

## 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

2/9 Austin Crescent 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

\$535,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,500

Property type

House

Suburb

Pascoe Vale

Period-from

01 Oct 2018

to

30 Sep 2019

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

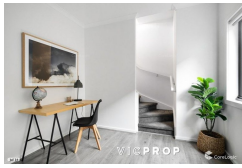
Date of sale

5/431 Gaffney Street Pascoe Vale VIC 3044	\$540,000	29-Jun-19
1/431 Gaffney Street Pascoe Vale VIC 3044	\$635,000	22-Jun-19
3/431 Gaffney Street Pascoe Vale VIC 3044	\$520,000	19-Jul-19

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: 28 October 2019



**5/431 Gaffney Street Pascoe Vale  
VIC 3044**

 3  2  1

Sold Price

**\$540,000**

Sold Date

**29-Jun-19**

Distance

**0.47km**



**1/431 Gaffney Street Pascoe Vale  
VIC 3044**

 3  2  1

Sold Price

**\$635,000**

Sold Date

**22-Jun-19**

Distance

**0.45km**



**3/431 Gaffney Street Pascoe Vale  
VIC 3044**

 3  2  1

Sold Price

**\$520,000**

Sold Date

**19-Jul-19**

Distance

**0.46km**

RS = Recent sale

UN = Undisclosed Sale

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