

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

1/24 PARK 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2022

to

31 Mar 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

2/18 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$750,000	10-Dec-22
2/46 SYLVAN GROVE PASCOE VALE VIC 3044	\$775,000	15-Nov-22
4/232 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$795,000	22-Mar-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: 27 April 2023

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E rtowns@bradtealwoodards.com.au**2/18 AUSTIN CRESCENT PASCOE VALE VIC 3044** 3  2  2

Sold Price

\$750,000

Sold Date

10-Dec-22

Distance

0.4km**2/46 SYLVAN GROVE PASCOE VALE VIC 3044** 3  2  1

Sold Price

\$775,000

Sold Date

15-Nov-22

Distance

1.51km**4/232 CUMBERLAND ROAD PASCOE VALE VIC 3044** 3  1  2

Sold Price

^{RS} **\$795,000**

Sold Date

22-Mar-23

Distance

1.49km**RS** = Recent sale**UN** = Undisclosed Sale

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