

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/66 WESTGATE STREET PASCOE VALE SOUTH 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/18 SYLVAN GROVE PASCOE VALE VIC 3044	\$715,000	03-Feb-25
3/42 GREENWOOD STREET PASCOE VALE SOUTH VIC 3044	\$695,000	07-Sep-24
2/5 LANGTREE AVENUE PASCOE VALE SOUTH VIC 3044	\$690,000	15-Feb-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 07 March 2025



**1/18 SYLVAN GROVE PASCOE
VALE VIC 3044**

2 1 1

Sold Price **\$715,000** Sold Date **03-Feb-25**

Distance **0.86km**



**3/42 GREENWOOD STREET
PASCOE VALE SOUTH VIC 3044**

2 1 1

Sold Price **\$695,000** Sold Date **07-Sep-24**

Distance **1.05km**



**2/5 LANGTREE AVENUE PASCOE
VALE SOUTH VIC 3044**

2 2 1

Sold Price ^{RS} **\$690,000** Sold Date **15-Feb-25**

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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