

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

9/8 PROSPECT 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2023

to

31 Jan 2024

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

10/55 PLEASANT STREET PASCOE VALE VIC 3044	\$647,500	17-Feb-24
5/4-6 HEATH STREET PASCOE VALE VIC 3044	\$630,000	29-Nov-23
3/106 BOUNDARY ROAD PASCOE VALE VIC 3044	\$670,000	01-Dec-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.~~

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10/55 PLEASANT STREET PASCOE VALE VIC 3044

Sold Price

^{RS} **\$647,500** Sold Date **17-Feb-24**

 2  2  1

Distance **0.51km**



5/4-6 HEATH STREET PASCOE VALE VIC 3044

Sold Price

\$630,000 Sold Date **29-Nov-23**

 2  2  1

Distance **0.76km**



3/106 BOUNDARY ROAD PASCOE VALE VIC 3044

Sold Price

^{RS} **\$670,000** Sold Date **01-Dec-23**

 2  2  1

Distance **1.6km**

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

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