

## 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

2/450-452 BELL STREET PASCOE VALE SOUTH 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

\$660,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$726,000

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Apr 2021

to

31 Mar 2022

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

8/450-452 BELL STREET PASCOE VALE SOUTH VIC 3044	\$665,000	10-Apr-22
6/6 FAWKNER ROAD PASCOE VALE VIC 3044	\$631,000	22-Mar-22
1/18 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$650,000	05-Mar-22

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: 19 April 2022

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### 8/450-452 BELL STREET PASCOE VALE SOUTH VIC 3044

Sold Price

RS

\$665,000

Sold Date

10-Apr-22

2

2

1

Distance

0.02km



### 6/6 FAWKNER ROAD PASCOE VALE VIC 3044

Sold Price

RS

\$631,000

Sold Date

22-Mar-22

2

2

1

Distance

1.58km



### 1/18 AUSTIN CRESCENT PASCOE VALE VIC 3044

Sold Price

RS

\$650,000

Sold Date

05-Mar-22

2

2

1

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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