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

4/52 VIEW 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		\$800,000	&	\$880,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$782,500	Prop	Property type Unit		Suburb	Pascoe Vale			
Period-from	01 Dec 2023	to	30 Nov 2	024	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	
2/21 DANIN STREET PASCOE VALE VIC 3044	\$875,000	21-Sep-24	
4/8 PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$800,000	18-Aug-24	
4/21 DANIN STREET PASCOE VALE VIC 3044	\$860,000	21-Nov-24	

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.

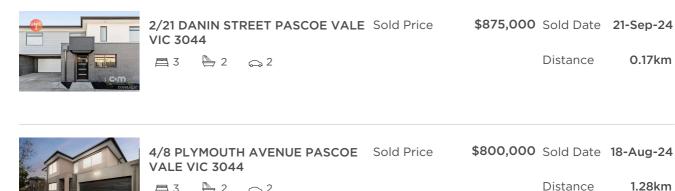
This Statement of Information was prepared on: 04 December 2024



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4/21 DANIN STREET PASCOE VALE Sold Price VIC 3044	^{RS} \$860,000 Sold Date	21-Nov-24
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RS = Recent sale UN = Undisclosed Sale

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