

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

2/31 DEVON ROAD 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

\$725,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Oct 2023

to

30 Sep 2024

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

3/292 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$741,000	14-Feb-24
1/64 CORNWALL ROAD PASCOE VALE VIC 3044	\$750,000	18-Sep-24
3/16 DANIN STREET PASCOE VALE VIC 3044	\$753,000	28-Apr-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: 02 October 2024



**3/292 CUMBERLAND ROAD
PASCOE VALE VIC 3044**

 3  1  2

Sold Price

\$741,000

Sold Date

14-Feb-24

Distance

1.68km



**1/64 CORNWALL ROAD PASCOE
VALE VIC 3044**

 3  1  2

Sold Price

^{RS} **\$750,000**

Sold Date

18-Sep-24

Distance

1.28km



**3/16 DANIN STREET PASCOE VALE
VIC 3044**

 3  2  1

Sold Price

\$753,000

Sold Date

28-Apr-24

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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