

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and postcode 2B Marks Street, PASCOE VALE

### 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)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,265,000 Property type House Suburb Pascoe Vale  
Period - From Sept 2024 to Feb 2025 Source rea.com.au

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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. 2/8 Collings Street, Pascoe Vale	\$1,475,000	28.10.24
2. 8A Kirbister Street, Pascoe Vale	\$1,603,000	21.11.24

This Statement of Information was prepared on:

28<sup>th</sup> February 2025