

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

2/24 PARK 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2022

to

31 Mar 2023

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

1/53 WARWICK ROAD PASCOE VALE VIC 3044	\$533,000	01-Aug-22
2B BOLINGBROKE STREET PASCOE VALE VIC 3044	\$580,000	30-Mar-23
3/27 SURREY STREET PASCOE VALE VIC 3044	\$615,000	11-Mar-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.

This Statement of Information was prepared on: 04 April 2023



**1/53 WARWICK ROAD PASCOE
VALE VIC 3044**

 2  1  2

Sold Price **\$533,000** Sold Date **01-Aug-22**

Distance **1.51km**



**2B BOLINGBROKE STREET
PASCOE VALE VIC 3044**

 2  1  1

Sold Price ^{RS} **\$580,000** Sold Date **30-Mar-23**

Distance **1.3km**



**3/27 SURREY STREET PASCOE
VALE VIC 3044**

 2  1  1

Sold Price ^{RS} **\$615,000** Sold Date **11-Mar-23**

Distance **2.05km**

RS = Recent sale

UN = Undisclosed Sale

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