

## 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

2/52 VIEW STREET PASCOE VALE VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Dec 2022

to

30 Nov 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

2/10 DORSET ROAD PASCOE VALE VIC 3044	\$829,000	29-Aug-23
1/5 SOMERSET STREET PASCOE VALE VIC 3044	\$855,000	01-Dec-23
3/7 JOFFRE ROAD PASCOE VALE VIC 3044	\$806,000	07-Oct-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: 11 December 2023



**2/10 DORSET ROAD PASCOE VALE VIC 3044** Sold Price **\$829,000** Sold Date **29-Aug-23**

 3  2  2

Distance **1.93km**



**1/5 SOMERSET STREET PASCOE VALE VIC 3044** Sold Price <sup>RS</sup> **\$855,000** Sold Date **01-Dec-23**

 3  2  2

Distance **0.85km**



**3/7 JOFFRE ROAD PASCOE VALE VIC 3044** Sold Price **\$806,000** Sold Date **07-Oct-23**

 3  2  2

Distance **1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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