

## 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

3/16-18 PASCOE STREET PASCOE VALE VIC 3044

### 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)

Single Price

or range  
between

\$570,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2023

to

31 Jan 2024

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

4/36 SNELL GROVE PASCOE VALE VIC 3044	\$610,000	09-Sep-23
3/31 DEVON ROAD PASCOE VALE VIC 3044	\$600,000	27-Jan-24
3/11 RHODES PARADE PASCOE VALE VIC 3044	\$603,000	17-Aug-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: 15 February 2024



**4/36 SNELL GROVE PASCOE VALE VIC 3044** Sold Price **\$610,000** Sold Date **09-Sep-23**

2 1 2

Distance **0.33km**



**3/31 DEVON ROAD PASCOE VALE VIC 3044** Sold Price <sup>RS</sup> **\$600,000** Sold Date **27-Jan-24**

2 1 1

Distance **1.16km**



**3/11 RHODES PARADE PASCOE VALE VIC 3044** Sold Price **\$603,000** Sold Date **17-Aug-23**

2 1 1

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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