

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

82 MITCHELL PARADE PASCOE VALE SOUTH 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Jun 2022

to

31 May 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

3/466 BELL STREET PASCOE VALE SOUTH VIC 3044	\$835,000	01-Dec-22
5/277 OHEA STREET PASCOE VALE SOUTH VIC 3044	\$855,000	17-Apr-23
2C BRENTWOOD AVENUE PASCOE VALE SOUTH VIC 3044	\$900,000	23-Jan-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: 16 June 2023



3/466 BELL STREET PASCOE VALE Sold Price
SOUTH VIC 3044

\$835,000 Sold Date **01-Dec-22**

 3  3  2

Distance **0.64km**



5/277 OHEA STREET PASCOE
VALE SOUTH VIC 3044

Sold Price

\$855,000 Sold Date **17-Apr-23**

 3  3  2

Distance **0.77km**



2C BRENTWOOD AVENUE PASCOE Sold Price
VALE SOUTH VIC 3044

\$900,000 Sold Date **23-Jan-23**

 3  2  2

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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