

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

4/7 RHODES PARADE 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

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Aug 2022

to

31 Jul 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

5/17 SEFTON STREET PASCOE VALE VIC 3044	\$515,000	09-Mar-23
2/7 FAWKNER ROAD PASCOE VALE VIC 3044	\$550,000	08-Mar-23
3/121 WEST STREET HADFIELD VIC 3046	\$535,000	17-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: 10 August 2023



5/17 SEFTON STREET PASCOE VALE VIC 3044

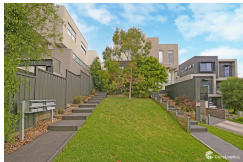
 2  1  1

Sold Price

\$515,000

Sold Date **09-Mar-23**

Distance **0.97km**



2/7 FAWKNER ROAD PASCOE VALE VIC 3044

 2  1  1

Sold Price

\$550,000

Sold Date **08-Mar-23**

Distance **1.33km**



3/121 WEST STREET HADFIELD VIC 3046

 2  1  1

Sold Price

\$535,000

Sold Date **17-Mar-23**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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