

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

1/5 SOMERSET 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

\$795,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2022

to

31 Oct 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

1/27 DORSET ROAD PASCOE VALE VIC 3044	\$855,000	21-Oct-23
2A BASS STREET PASCOE VALE VIC 3044	\$890,000	19-Aug-23
3/48 PROSPECT STREET PASCOE VALE VIC 3044	\$920,000	05-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: 15 November 2023



1/27 DORSET ROAD PASCOE VALE VIC 3044

Sold Price

^{RS}

\$855,000

Sold Date

21-Oct-23



3



1



2

Distance

2.07km



2A BASS STREET PASCOE VALE VIC 3044

Sold Price

\$890,000

Sold Date

19-Aug-23



3



2



2

Distance

0.4km



3/48 PROSPECT STREET PASCOE VALE VIC 3044

Sold Price

^{RS}

\$920,000

Sold Date

05-Oct-23



3



2



2

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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