

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

5/465 PASCOE VALE ROAD STRATHMORE VIC 3041

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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Strathmore

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/1 MCCRACKEN AVENUE PASCOE VALE VIC 3044	\$645,000	17-Oct-24
3/414 GAFFNEY STREET PASCOE VALE VIC 3044	\$628,000	27-Oct-24
4/38-40 DANIN STREET PASCOE VALE VIC 3044	\$660,000	24-Dec-24

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: 26 February 2025



2/1 MCCRACKEN AVENUE PASCOE VALE VIC 3044 Sold Price **\$645,000** Sold Date **17-Oct-24**
 Distance **0.47km**

 2  1  1



3/414 GAFFNEY STREET PASCOE VALE VIC 3044 Sold Price **\$628,000** Sold Date **27-Oct-24**
 Distance **0.77km**

 2  1  1



4/38-40 DANIN STREET PASCOE VALE VIC 3044 Sold Price **\$660,000** Sold Date **24-Dec-24**
 Distance **1.16km**

 2  1  2

RS = Recent sale UN = Undisclosed Sale

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