

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 LOCHINVAR STREET 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Pascoe Vale South

Period-from

01 May 2021

to

30 Apr 2022

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

8 ABERDEEN STREET PASCOE VALE SOUTH VIC 3044	\$1,270,000	23-Mar-22
28 REYNOLDS PARADE PASCOE VALE SOUTH VIC 3044	\$1,275,000	26-Mar-22
40 LOTHAIR STREET PASCOE VALE SOUTH VIC 3044	\$1,310,000	04-Mar-22

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: 23 May 2022

**8 ABERDEEN STREET PASCOE VALE SOUTH VIC 3044** 3  1  2Sold Price **\$1,270,000** Sold Date **23-Mar-22**Distance **0.21km****28 REYNOLDS PARADE PASCOE VALE SOUTH VIC 3044** 3  1  2Sold Price ^{RS} **\$1,275,000** Sold Date **26-Mar-22**Distance **0.77km****40 LOTHAIR STREET PASCOE VALE SOUTH VIC 3044** 4  3  2Sold Price ^{RS} **\$1,310,000** ^{UN} Sold Date **04-Mar-22**Distance **0.83km****RS** = Recent sale**UN** = Undisclosed Sale

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