

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

2/34 AUSTIN CRESCENT 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

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2022

to

28 Feb 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

3/90 RAILWAY PARADE PASCOE VALE VIC 3044	\$590,000	08-Feb-23
2/2 DOUGLAS STREET PASCOE VALE VIC 3044	\$623,000	02-Mar-23
2/83 PARK STREET PASCOE VALE VIC 3044	\$570,000	25-Dec-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: 20 March 2023

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**3/90 RAILWAY PARADE PASCOE
VALE VIC 3044**

 2  1  2

Sold Price

^{RS} **\$590,000** Sold Date **08-Feb-23**

Distance **0.42km**



**2/2 DOUGLAS STREET PASCOE
VALE VIC 3044**

 2  1  1

Sold Price

^{RS} **\$623,000** Sold Date **02-Mar-23**

Distance **0.56km**



**2/83 PARK STREET PASCOE VALE
VIC 3044**

 2  1  1

Sold Price

\$570,000 Sold Date **25-Dec-22**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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