

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

5/451 Gaffney Street, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$595,000

Median sale price

Median price

\$650,000

Property Type

Townhouse

Suburb

Pascoe Vale

Period - From

13/05/2023

to

12/05/2024

Source

REIV

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 six 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	2/1a View St PASCOE VALE 3044	\$623,000	13/04/2024
2	2/96 Reynolds Pde PASCOE VALE SOUTH 3044	\$610,000	22/04/2024
3	5/12 Bristol Rd PASCOE VALE 3044	\$600,000	29/04/2024

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 six months.~~

This Statement of Information was prepared on:

13/05/2024 10:36



Property Type:
Agent Comments

Indicative Selling Price
\$595,000
Median Townhouse Price
13/05/2023 - 12/05/2024: \$650,000

Comparable Properties



2/1a View St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$623,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Townhouse (Res)



2/96 Reynolds Pde PASCOE VALE SOUTH 3044 (REI)

Agent Comments



Price: \$610,000
Method: Sold Before Auction
Date: 22/04/2024
Property Type: Townhouse (Res)



5/12 Bristol Rd PASCOE VALE 3044 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 29/04/2024
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 114 sqm approx