

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

3/1A VIEW 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2021

to

31 Aug 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

2/2 SYLVESTER STREET OAK PARK VIC 3046	\$585,000	07-Sep-22
3/46 WARWICK ROAD PASCOE VALE VIC 3044	\$608,000	18-Aug-22
6/134 DERBY STREET PASCOE VALE VIC 3044	\$631,000	04-Aug-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: 30 September 2022

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2/2 SYLVESTER STREET OAK PARK VIC 3046

2 1 1

Sold Price ^{RS} **\$585,000** ^{UN} Sold Date **07-Sep-22**

Distance **1.26km**



3/46 WARWICK ROAD PASCOE VALE VIC 3044

2 1 1

Sold Price ^{RS} **\$608,000** Sold Date **18-Aug-22**

Distance **1.34km**



6/134 DERBY STREET PASCOE VALE VIC 3044

2 1 2

Sold Price ^{RS} **\$631,000** Sold Date **04-Aug-22**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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