

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

1/15 DOWNS 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 May 2024

to

30 Apr 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

3/2 BASS STREET PASCOE VALE VIC 3044	\$910,000	24-Apr-25
59 GALLIPOLI PARADE PASCOE VALE SOUTH VIC 3044	\$970,000	04-Jan-25
2/4 KITCHENER ROAD PASCOE VALE VIC 3044	\$990,000	25-Mar-25

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 2025



**3/2 BASS STREET PASCOE VALE
VIC 3044**

 3  2  1

Sold Price

^{RS} **\$910,000**

Sold Date

24-Apr-25

Distance

1.57km



**59 GALLIPOLI PARADE PASCOE
VALE SOUTH VIC 3044**

 3  2  2

Sold Price

\$970,000

Sold Date

04-Jan-25

Distance

1.78km



**2/4 KITCHENER ROAD PASCOE
VALE VIC 3044**

 3  2  2

Sold Price

^{RS} **\$990,000**

Sold Date

25-Mar-25

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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