

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

1/20 AVOCA 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

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jul 2024

to

30 Jun 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

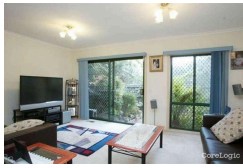
Date of sale

4/20 AVOCA CRESCENT PASCOE VALE VIC 3044	\$725,000	01-Mar-25
1/385 GAFFNEY STREET PASCOE VALE VIC 3044	\$720,000	05-Apr-25
1/18 SYLVAN GROVE PASCOE VALE VIC 3044	\$715,000	03-Feb-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: 03 July 2025



**4/20 AVOCA CRESCENT PASCOE
VALE VIC 3044**

Sold Price

\$725,000

Sold Date

01-Mar-25

 2

 2

 2

Distance

0km



**1/385 GAFFNEY STREET PASCOE
VALE VIC 3044**

Sold Price

\$720,000

Sold Date

05-Apr-25

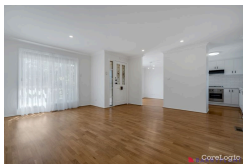
 2

 1

 1

Distance

0.85km



**1/18 SYLVAN GROVE PASCOE
VALE VIC 3044**

Sold Price

\$715,000

Sold Date

03-Feb-25

 2

 1

 1

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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