

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 PASCOE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,010,000

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

2/14 BRISTOL ROAD PASCOE VALE VIC 3044	\$774,900	21-Mar-25
2/16 SNELL GROVE PASCOE VALE VIC 3044	\$805,000	22-Jan-25
2/4 PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$815,000	06-Nov-24

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: 01 May 2025



2/14 BRISTOL ROAD PASCOE VALE VIC 3044

 3  2  1

Sold Price

\$774,900

Sold Date

21-Mar-25

Distance

0.49km



2/16 SNELL GROVE PASCOE VALE VIC 3044

 3  2  2

Sold Price

\$805,000

Sold Date

22-Jan-25

Distance

0.38km



2/4 PLYMOUTH AVENUE PASCOE VALE VIC 3044

 3  2  2

Sold Price

\$815,000

Sold Date

06-Nov-24

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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