

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

1/372 GAFFNEY 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

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

4/4-6 HEATH STREET PASCOE VALE VIC 3044	\$660,000	13-May-25
2/10 STEWART STREET PASCOE VALE VIC 3044	\$687,000	24-Dec-24
4/20 AVOCA CRESCENT PASCOE VALE VIC 3044	\$725,000	01-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: 20 May 2025

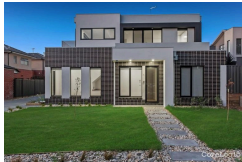


**4/4-6 HEATH STREET PASCOE
VALE VIC 3044**

 2  2  1

Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **13-May-25**

Distance **0.59km**



**2/10 STEWART STREET PASCOE
VALE VIC 3044**

 2  2  1

Sold Price **\$687,000** Sold Date **24-Dec-24**

Distance **0.94km**



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

 2  2  2

Sold Price **\$725,000** Sold Date **01-Mar-25**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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