

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

1A SOUTH 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

\$515,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2024

to

28 Feb 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

1/16 OGDEN STREET GLENROY VIC 3046	\$562,500	18-Jan-25
1/13 RHODES PARADE PASCOE VALE VIC 3044	\$541,000	27-Feb-25
4/11 RHODES PARADE PASCOE VALE VIC 3044	\$570,000	14-Jan-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: 25 March 2025



1/16 OGDEN STREET GLENROY VIC 3046

Sold Price

\$562,500

Sold Date

18-Jan-25

 2

 1

 1

Distance

1.57km



1/13 RHODES PARADE PASCOE VALE VIC 3044

Sold Price

^{RS} **\$541,000**

Sold Date

27-Feb-25

 2

 1

 1

Distance

1.79km



4/11 RHODES PARADE PASCOE VALE VIC 3044

Sold Price

\$570,000

Sold Date

14-Jan-25

 2

 1

 1

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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