

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

2/2 VALE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Apr 2024

to

31 Mar 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

8 PRINCESS STREET PASCOE VALE VIC 3044	\$720,000	07-Feb-25
1/130 LEBANON STREET STRATHMORE VIC 3041	\$740,000	05-Dec-24
6/35-37 ALPINE GROVE PASCOE VALE VIC 3044	\$720,000	13-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: 08 April 2025



8 PRINCESS STREET PASCOE VALE VIC 3044

Sold Price **\$720,000** Sold Date **07-Feb-25**

2 2 1

Distance **1.86km**



1/130 LEBANON STREET STRATHMORE VIC 3041

Sold Price **\$740,000** Sold Date **05-Dec-24**

2 2 1

Distance **1.24km**



6/35-37 ALPINE GROVE PASCOE VALE VIC 3044

Sold Price **\$720,000** Sold Date **13-Feb-25**

2 1 1

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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