

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

2/43 DANIN 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

\$650,000

&

\$700,000

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

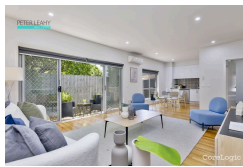
Date of sale

4/8 QUICK STREET PASCOE VALE VIC 3044	\$750,000	13-Feb-25
2/61 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$685,000	21-Feb-25
3/19 ARNDT ROAD PASCOE VALE VIC 3044	\$760,000	22-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 May 2025



**4/8 QUICK STREET PASCOE VALE
VIC 3044**

3 2 1

Sold Price

\$750,000

Sold Date

13-Feb-25

Distance

0.25km



**2/61 NORTHUMBERLAND ROAD
PASCOE VALE VIC 3044**

3 1 2

Sold Price

\$685,000

Sold Date

21-Feb-25

Distance

0.3km



**3/19 ARNDT ROAD PASCOE VALE
VIC 3044**

3 2 1

Sold Price

\$760,000

Sold Date

22-Feb-25

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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