

## 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

2/50 DANIN STREET PASCOE VALE VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jul 2024

to

30 Jun 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

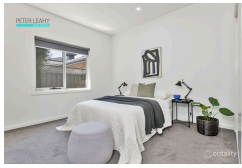
Date of sale

4/8 QUICK STREET PASCOE VALE VIC 3044	\$750,000	13-Feb-25
3/3 BRISTOL ROAD PASCOE VALE VIC 3044	\$750,000	20-Mar-25
114 LANDELLS ROAD PASCOE VALE VIC 3044	\$765,000	01-Apr-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.~~

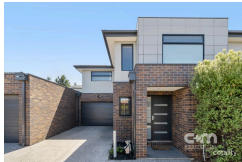
This Statement of Information was prepared on: 15 July 2025



**4/8 QUICK STREET PASCOE VALE VIC 3044** Sold Price **\$750,000** Sold Date **13-Feb-25**

 3  2  1

Distance **0.15km**



**3/3 BRISTOL ROAD PASCOE VALE VIC 3044** Sold Price Sold Date **20-Mar-25**

 3  2  1

Distance **1.05km**



**114 LANDELLS ROAD PASCOE VALE VIC 3044** Sold Price **\$765,000** Sold Date **01-Apr-25**

 3  2  1

Distance **1.25km**

**RS** = Recent sale **UN** = Undisclosed Sale

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