

## 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

21 LAKE AVENUE 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

\$880,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

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

33 LEBANON STREET STRATHMORE VIC 3041	\$925,000	15-Mar-25
1/20 ETHEL STREET OAK PARK VIC 3046	\$875,000	01-Mar-25
3/18 MAGNOLIA STREET OAK PARK VIC 3046	\$872,500	15-Nov-24

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



**33 LEBANON STREET  
STRATHMORE VIC 3041**

Sold Price

<sup>RS</sup>

**\$925,000**

Sold Date

**15-Mar-25**



3



2



2

Distance

**1.97km**



**1/20 ETHEL STREET OAK PARK VIC  
3046**

Sold Price

<sup>RS</sup>

**\$875,000**

Sold Date

**01-Mar-25**



3



2



1

Distance

**1.74km**



**3/18 MAGNOLIA STREET OAK  
PARK VIC 3046**

Sold Price

<sup>RS</sup>

**\$872,500**

Sold Date

**15-Nov-24**



3



2



1

Distance

**1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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