Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	223 OHEA STREET PASCOE VALE SOUTH 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,185,000	Property type	House	Suburb	Pascoe Vale South
Period-from	01 Sep 2023	to	31 Aug 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
216 OHEA STREET PASCOE VALE SOUTH VIC 3044	$906,000	31-Aug-24
235 OHEA STREET PASCOE VALE SOUTH VIC 3044	$1,037,300	13-May-24
328 OHEA STREET PASCOE VALE SOUTH VIC 3044	$1,020,000	03-Jul-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 19 September 2024

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216 OHEA STREET PASCOE VALE SOUTH VIC 3044

2 1 1

Sold Price RS $906,000 Sold Date 31-Aug-24

Distance 0.06km

235 OHEA STREET PASCOE VALE SOUTH VIC 3044

2 1 4

Sold Price $1,037,300 Sold Date 13-May-24

Distance 0.11km

328 OHEA STREET PASCOE VALE SOUTH VIC 3044

3 1 2

Sold Price $1,020,000 Sold Date 03-Jul-24

Distance 1.12km

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

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