

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

3/18 ZENITH 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2024

to

31 May 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

5/28 DANIN STREET PASCOE VALE VIC 3044	\$638,000	14-Apr-25
3/42 DANIN STREET PASCOE VALE VIC 3044	\$690,000	23-May-25
1/16 CALLANDER ROAD PASCOE VALE VIC 3044	\$630,000	31-May-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: 10 June 2025



**5/28 DANIN STREET PASCOE
VALE VIC 3044**

2 1 1

Sold Price **\$638,000** Sold Date **14-Apr-25**

Distance **0.54km**



**3/42 DANIN STREET PASCOE
VALE VIC 3044**

2 1 1

Sold Price ^{RS} **\$690,000** Sold Date **23-May-25**

Distance **0.55km**



**1/16 CALLANDER ROAD PASCOE
VALE VIC 3044**

2 1 1

Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **31-May-25**

Distance **0.87km**

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

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