

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

3/33 PASCOE 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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2024

to

31 Mar 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

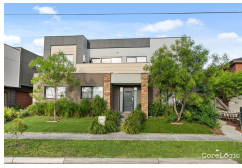
Date of sale

10/148 WATERLOO ROAD OAK PARK VIC 3046	\$500,000	19-Dec-24
2/2 MCCracken AVENUE PASCOE VALE VIC 3044	\$520,000	01-Nov-24
3/4 GLENROY ROAD GLENROY VIC 3046	\$495,000	30-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: 09 April 2025



**10/148 WATERLOO ROAD OAK
PARK VIC 3046**

 2  2  1

Sold Price

\$500,000

Sold Date

19-Dec-24

Distance

1.06km



**2/2 MCCracken AVENUE PASCOE
VALE VIC 3044**

 2  2  1

Sold Price

\$520,000

Sold Date

01-Nov-24

Distance

1.56km



**3/4 GLENROY ROAD GLENROY
VIC 3046**

 2  2  1

Sold Price

\$495,000

Sold Date

30-Nov-24

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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