

## 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

3/5 VALE STREET PASCOE VALE VIC 3044

### Indicative selling price

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

Single Price

or range  
between

\$645,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

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

3/42 DANIN STREET PASCOE VALE VIC 3044	\$690,000	23-May-25
3/9 GREGORY STREET OAK PARK VIC 3046	\$695,000	28-Mar-25
10/14 PARKER STREET PASCOE VALE VIC 3044	\$650,000	26-Feb-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: 05 June 2025



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

2 1 1

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date **23-May-25**

Distance **0.47km**



**3/9 GREGORY STREET OAK PARK  
VIC 3046**

2 1 1

Sold Price

<sup>RS</sup> **\$695,000**

Sold Date **28-Mar-25**

Distance **0.94km**



**10/14 PARKER STREET PASCOE  
VALE VIC 3044**

2 1 1

Sold Price

**\$650,000**

Sold Date **26-Feb-25**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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