

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

4/4-6 HEATH 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

\$659,000

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 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

2/10 STEWART STREET PASCOE VALE VIC 3044	\$687,000	24-Dec-24
2/8 PROSPECT STREET PASCOE VALE VIC 3044	\$650,000	13-Feb-25
3/24 WESTGATE STREET PASCOE VALE SOUTH VIC 3044	\$660,000	09-Oct-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: 04 April 2025



**2/10 STEWART STREET PASCOE
VALE VIC 3044**

2 2 1

Sold Price

\$687,000

Sold Date **24-Dec-24**

Distance

0.38km



**2/8 PROSPECT STREET PASCOE
VALE VIC 3044**

2 2 1

Sold Price

\$650,000

Sold Date **13-Feb-25**

Distance

0.77km



**3/24 WESTGATE STREET PASCOE
VALE SOUTH VIC 3044**

2 2 1

Sold Price

\$660,000

Sold Date **09-Oct-24**

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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