

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

4/7 DANIN 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$786,500

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 ESSEX STREET PASCOE VALE VIC 3044	\$830,000	26-Mar-25
4/52 VIEW STREET PASCOE VALE VIC 3044	\$850,000	20-Dec-24
3/21 DANIN STREET PASCOE VALE VIC 3044	\$875,000	07-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: 07 April 2025



**2 ESSEX STREET PASCOE VALE
VIC 3044**

 3  2  1

Sold Price

^{RS} **\$830,000**

Sold Date

26-Mar-25

Distance

1.85km



**4/52 VIEW STREET PASCOE VALE
VIC 3044**

 3  2  2

Sold Price

\$850,000

Sold Date

20-Dec-24

Distance

0.33km



**3/21 DANIN STREET PASCOE VALE
VIC 3044**

 3  2  1

Sold Price

\$875,000

Sold Date

07-Nov-24

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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