

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

47 HACKETT STREET PASCOE VALE SOUTH 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,211,250

Property type

House

Suburb

Pascoe Vale South

Period-from

01 May 2024

to

30 Apr 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

1A ALWYN STREET PASCOE VALE VIC 3044	\$1,100,000	01-Mar-25
2A HENLEY STREET PASCOE VALE SOUTH VIC 3044	\$1,122,000	15-Mar-25
298 OHEA STREET PASCOE VALE SOUTH VIC 3044	\$1,200,000	08-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: 08 May 2025



**1A ALWYN STREET PASCOE VALE
VIC 3044**

Sold Price

\$1,100,000

Sold Date

01-Mar-25

 3

 2

 -

Distance

1.93km



**2A HENLEY STREET PASCOE VALE
SOUTH VIC 3044**

Sold Price

^{RS}

\$1,122,000

Sold Date

15-Mar-25

 3

 3

 2

Distance

1.29km



**298 OHEA STREET PASCOE VALE
SOUTH VIC 3044**

Sold Price

\$1,200,000

Sold Date

08-Feb-25

 3

 1

 -

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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