

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

5/465 PASCOE VALE ROAD STRATHMORE VIC 3041

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

\$640,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$832,000

Property type

Unit

Suburb

Strathmore

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

10/14 PARKER STREET PASCOE VALE VIC 3044	\$650,000	26-Feb-25
9/20 AVOCA CRESCENT PASCOE VALE VIC 3044	\$687,100	26-Mar-25
1/3A HESLEDEN STREET ESSENDON VIC 3040	\$665,000	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: 27 May 2025



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

 2  1  1

Sold Price

\$650,000

Sold Date

26-Feb-25

Distance

0.34km



**9/20 AVOCA CRESCENT PASCOE
VALE VIC 3044**

 2  1  1

Sold Price

^{RS} **\$687,100**

Sold Date

26-Mar-25

Distance

0.13km



**1/3A HESLEDEN STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price

\$665,000

Sold Date

08-Feb-25

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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