

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

7/33 PASCOE 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Oct 2022

to

30 Sep 2023

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

4/7 RHODES PARADE PASCOE VALE VIC 3044	\$530,000	23-Aug-23
3/11 RHODES PARADE PASCOE VALE VIC 3044	\$603,000	17-Aug-23
3/236 BOUNDARY ROAD PASCOE VALE VIC 3044	\$565,000	07-Aug-23

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: 31 October 2023



4/7 RHODES PARADE PASCOE VALE VIC 3044

2 1 1

Sold Price **\$530,000** Sold Date **23-Aug-23**

Distance **0.14km**



3/11 RHODES PARADE PASCOE VALE VIC 3044

2 1 1

Sold Price **\$603,000** Sold Date **17-Aug-23**

Distance **0.17km**



3/236 BOUNDARY ROAD PASCOE VALE VIC 3044

2 1 1

Sold Price **\$565,000** Sold Date **07-Aug-23**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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