

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/16 DANIN STREET, PASCOE VALE, VIC 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$935,000

or range between

&

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

PASCOE VALE

Period - From

April 2024

to

March 2025

Source

RPData

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1/21 DANIN STREET PASCOE VALE VIC 3044	\$912,500	17/08/2024
3/54 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$990,000	01/07/2024
1/59 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$945,000	30/11/2024

This Statement of Information was prepared on:

23/04/2025