

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

3/18 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2021

to

28 Feb 2022

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

3/62 PLEASANT STREET PASCOE VALE VIC 3044	\$620,000	07-Mar-22
7/32 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$605,000	06-Mar-22
4/12 LAKE AVENUE PASCOE VALE VIC 3044	\$630,000	04-Mar-22

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: 15 March 2022



3/62 PLEASANT STREET PASCOE
 VALE VIC 3044

 2  1  1

Sold Price

^{RS} \$620,000 Sold Date 07-Mar-22

Distance 0.34km



7/32 AUSTIN CRESCENT PASCOE
 VALE VIC 3044

 2  1  1

Sold Price

^{RS} \$605,000 Sold Date 06-Mar-22

Distance 0.2km



4/12 LAKE AVENUE PASCOE VALE
 VIC 3044

 2  1  1

Sold Price

^{RS} \$630,000 Sold Date 04-Mar-22

Distance 1.02km



2/36 DANIN STREET PASCOE
 VALE VIC 3044

 2  1  1

Sold Price

^{RS} \$781,000 Sold Date 02-Mar-22

Distance 0.12km

RS = Recent sale UN = Undisclosed Sale

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