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<br>Including suburb and postcode | 204/15 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 | $385,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $630,000 | Property type | Unit | Suburb | Pascoe Vale |
| Period-from | 01 Feb 2023 | to | 31 Jan 2024 | 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 |
|---|---|---|
| 106/15 PASCOE STREET PASCOE VALE VIC 3044 | $397,500 | 21-Nov-23 |
| 109/15 SOUTH STREET HADFIELD VIC 3046 | $420,000 | 19-Feb-24 |
| | | |

**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: 28 February 2024