Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7/136 DERBY 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	$589,000	~~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 Jul 2023	to	30 Jun 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

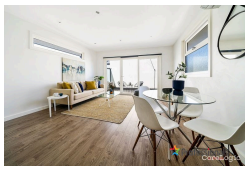
Address of comparable property	Price	Date of sale
2/18 PARKER STREET PASCOE VALE VIC 3044	620000	06-May-24
31/22-26 PASCOE STREET PASCOE VALE VIC 3044	625000	22-Feb-24
5/12 BRISTOL ROAD PASCOE VALE VIC 3044	600000	23-Apr-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 20 July 2024

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2/18 PARKER STREET PASCOE VALE VIC 3044 Sold Price **620000** Sold Date **06-May-24**

2 1 1 Distance **1.99km**



31/22-26 PASCOE STREET PASCOE VALE VIC 3044 Sold Price **625000** Sold Date **22-Feb-24**

2 1 1 Distance **1.58km**



5/12 BRISTOL ROAD PASCOE VALE VIC 3044 Sold Price **600000** Sold Date **23-Apr-24**

2 1 1 Distance **1.24km**

RS = Recent sale **UN** = Undisclosed Sale

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