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	23 BRENTWOOD AVENUE PASCOE VALE SOUTH 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	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,195,000	Property type	House	Suburb	Pascoe Vale South
Period-from	01 Nov 2023	to	31 Oct 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
48 MELVILLE ROAD PASCOE VALE SOUTH VIC 3044	1290000	05-Oct-24
40 RAINER STREET PASCOE VALE SOUTH VIC 3044	1150500	05-Oct-24
15 PARKSIDE BOULEVARD PASCOE VALE SOUTH VIC 3044	1240000	25-Jul-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.~~

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48 MELVILLE ROAD PASCOE VALE SOUTH VIC 3044

3 1 1

Sold Price RS 1290000 Sold Date 05-Oct-24

Distance 1.25km



40 RAINER STREET PASCOE VALE SOUTH VIC 3044

4 1 2

Sold Price 1150500 Sold Date 05-Oct-24

Distance 0.51km



15 PARKSIDE BOULEVARD PASCOE VALE SOUTH VIC 3044

3 2 1

Sold Price 1240000 Sold Date 25-Jul-24

Distance 0.5km

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

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