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	3/33 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~~		or range between	$485,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	Suburb	Pascoe Vale
Period-from	01 Apr 2024	to	31 Mar 2025	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
10/148 WATERLOO ROAD OAK PARK VIC 3046	$500,000	19-Dec-24
2/2 MCCRACKEN AVENUE PASCOE VALE VIC 3044	$520,000	01-Nov-24
3/4 GLENROY ROAD GLENROY VIC 3046	$495,000	30-Nov-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: 09 April 2025

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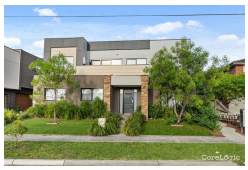

10/148 WATERLOO ROAD OAK PARK VIC 3046

2 2 1

Sold Price **$500,000** Sold Date **19-Dec-24**

Distance **1.06km**



2/2 MCCRACKEN AVENUE PASCOE VALE VIC 3044

2 2 1

Sold Price **$520,000** Sold Date **01-Nov-24**

Distance **1.56km**



3/4 GLENROY ROAD GLENROY VIC 3046

2 2 1

Sold Price **$495,000** Sold Date **30-Nov-24**

Distance **1.1km**

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

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