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	6/418 Gaffney Street, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $625,000

Median sale price

Median price $635,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/01/2025 to 31/03/2025 Source REIV

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 six 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
1	4/13 McCracken Av PASCOE VALE 3044	$692,000	28/05/2025
2	4/4-6 Heath St PASCOE VALE 3044	$660,000	13/05/2025
3	4/14-16 Grover St PASCOE VALE 3044	$630,000	03/05/2025

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 six months.~~

This Statement of Information was prepared on: 02/06/2025 09:37

6/418 Gaffney Street, Pascoe Vale Vic 3044

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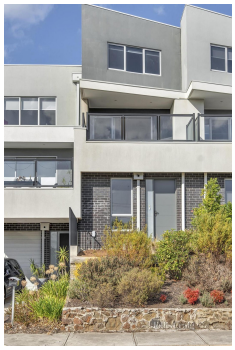

2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$625,000
Median Unit Price
March quarter 2025: $635,000

Comparable Properties



4/13 McCracken Av PASCOE VALE 3044 (REI)

2 2 1

Price: $692,000
Method: Sold Before Auction
Date: 28/05/2025
Property Type: Townhouse (Res)

Agent Comments



4/4-6 Heath St PASCOE VALE 3044 (REI)

2 2 1

Price: $660,000
Method: Private Sale
Date: 13/05/2025
Property Type: Townhouse (Single)
Land Size: 39 sqm approx

Agent Comments



4/14-16 Grover St PASCOE VALE 3044 (REI)

2 - 1

Price: $630,000
Method: Sold Before Auction
Date: 03/05/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

REIV THE DIFFERENCE

propertydata.com.au

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