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	1/20 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	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,010,000	Property type	House	Suburb	Pascoe Vale
Period-from	01 May 2024	to	30 Apr 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
2/14 BRISTOL ROAD PASCOE VALE VIC 3044	$774,900	21-Mar-25
2/16 SNELL GROVE PASCOE VALE VIC 3044	$805,000	22-Jan-25
2/4 PLYMOUTH AVENUE PASCOE VALE VIC 3044	$815,000	06-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: 01 May 2025

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2/14 BRISTOL ROAD PASCOE VALE VIC 3044

3 2 1

Sold Price **$774,900** Sold Date **21-Mar-25**

Distance **0.49km**

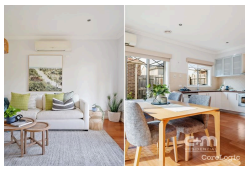


2/16 SNELL GROVE PASCOE VALE VIC 3044

3 2 2

Sold Price **$805,000** Sold Date **22-Jan-25**

Distance **0.38km**



2/4 PLYMOUTH AVENUE PASCOE VALE VIC 3044

3 2 2

Sold Price **$815,000** Sold Date **06-Nov-24**

Distance **1km**

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

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