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	1/372 GAFFNEY 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	$680,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Unit	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
4/4-6 HEATH STREET PASCOE VALE VIC 3044	$660,000	13-May-25
2/10 STEWART STREET PASCOE VALE VIC 3044	$687,000	24-Dec-24
4/20 AVOCA CRESCENT PASCOE VALE VIC 3044	$725,000	01-Mar-25

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: 20 May 2025

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4/4-6 HEATH STREET PASCOE VALE VIC 3044

2 2 1

Sold Price RS **$660,000** UN

Sold Date **13-May-25**

Distance **0.59km**



2/10 STEWART STREET PASCOE VALE VIC 3044

2 2 1

Sold Price **$687,000**

Sold Date **24-Dec-24**

Distance **0.94km**



4/20 AVOCA CRESCENT PASCOE VALE VIC 3044

2 2 2

Sold Price **$725,000**

Sold Date **01-Mar-25**

Distance **1km**

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

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