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	84 COONANS ROAD 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	$1,400,000	&	$1,540,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980.*

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
26 WAVERLEY PARADE PASCOE VALE SOUTH VIC 3044	$1,690,000	17-May-25
13 RAY STREET PASCOE VALE VIC 3044	$1,525,000	05-Apr-25
51 VANBERG ROAD ESSENDON VIC 3040	$1,434,000	21-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.~~

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26 WAVERLEY PARADE PASCOE VALE SOUTH VIC 3044

3 2 1

Sold Price RS $1,690,000 Sold Date 17-May-25

Distance 0.38km



13 RAY STREET PASCOE VALE VIC 3044

4 2 2

Sold Price RS $1,525,000 Sold Date 05-Apr-25

Distance 1.43km



51 VANBERG ROAD ESSENDON VIC 3040

4 2 4

Sold Price RS $1,434,000 Sold Date 21-Mar-25

Distance 1.03km

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

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