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	1/15 DOWNS 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,020,000	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
3/2 BASS STREET PASCOE VALE VIC 3044	$910,000	24-Apr-25
59 GALLIPOLI PARADE PASCOE VALE SOUTH VIC 3044	$970,000	04-Jan-25
2/4 KITCHENER ROAD PASCOE VALE VIC 3044	$990,000	25-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: 23 May 2025

Kirby Cuomo
M 0416519611
E hello@cplusm.com.au



3/2 BASS STREET PASCOE VALE VIC 3044

3 2 1

Sold Price RS $910,000 Sold Date 24-Apr-25

Distance 1.57km



59 GALLIPOLI PARADE PASCOE VALE SOUTH VIC 3044

3 2 2

Sold Price $970,000 Sold Date 04-Jan-25

Distance 1.78km



2/4 KITCHENER ROAD PASCOE VALE VIC 3044

3 2 2

Sold Price RS $990,000 Sold Date 25-Mar-25

Distance 0.68km

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

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