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	1/3 VIRGINIA 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	$625,000	&	$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	Suburb	Pascoe Vale
Period-from	01 Jun 2024	to	31 May 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
4/11 PLYMOUTH AVENUE PASCOE VALE VIC 3044	$646,000	28-Mar-25
43/146 BOUNDARY ROAD PASCOE VALE VIC 3044	$630,000	01-Apr-25
5/28 DANIN STREET PASCOE VALE VIC 3044	$638,000	14-Apr-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: 19 June 2025

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4/11 PLYMOUTH AVENUE PASCOE VALE VIC 3044

2 1 1

Sold Price **$646,000** Sold Date **28-Mar-25**

Distance **0.63km**



43/146 BOUNDARY ROAD PASCOE VALE VIC 3044

2 1 1

Sold Price **$630,000** Sold Date **01-Apr-25**

Distance **0.32km**



5/28 DANIN STREET PASCOE VALE VIC 3044

2 1 1

Sold Price **$638,000** Sold Date **14-Apr-25**

Distance **1.55km**

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

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