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	5/18 DANIN 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	$590,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	Unit	Suburb	Pascoe Vale
Period-from	01 Apr 2022	to	31 Mar 2023	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
5/6 DEVON ROAD PASCOE VALE VIC 3044	$690,000	07-Mar-23
3/1A VIEW STREET PASCOE VALE VIC 3044	$630,000	19-Nov-22

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: 24 April 2023

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5/6 DEVON ROAD PASCOE VALE VIC 3044

3 1 2

Sold Price $690,000 Sold Date 07-Mar-23

Distance 0.39km



3/1A VIEW STREET PASCOE VALE VIC 3044

2 1 1

Sold Price $630,000 Sold Date 19-Nov-22

Distance 0.26km

RS = Recent sale UN = Undisclosed Sale

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