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<br>Including suburb and postcode | 14 HEATHER AVENUE 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 | $1,300,000 | ~~or range between~~ | | & |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,102,500 | Property type | House | Suburb | Pascoe Vale |
| Period-from | 01 Mar 2022 | to | 28 Feb 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 |
|---|---|---|
| 13 PROSPECT STREET PASCOE VALE VIC 3044 | $1,300,000 | 18-Mar-23 |
| 2 MOLESWORTH STREET COBURG VIC 3058 | $1,250,000 | 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: 20 March 2023

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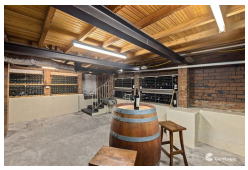

**13 PROSPECT STREET PASCOE VALE VIC 3044**

3 2 2

Sold Price RS **$1,300,000** Sold Date **18-Mar-23**

Distance **1.36km**



**2 MOLESWORTH STREET COBURG VIC 3058**

4 1 1

Sold Price **$1,250,000** Sold Date **19-Nov-22**

Distance **1.77km**

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

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