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	5/454 GAFFNEY 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	$585,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	Unit	Suburb	Pascoe Vale
Period-from	01 May 2022	to	30 Apr 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
4/158 CUMBERLAND ROAD PASCOE VALE VIC 3044	$570,000	30-Mar-23
6/158 CUMBERLAND ROAD PASCOE VALE VIC 3044	$583,000	26-Mar-23
4/348 GAFFNEY STREET PASCOE VALE VIC 3044	$590,000	18-Jan-23

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: 14 May 2023