

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

2/29 VIEW 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

\$760,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Dec 2022

to

30 Nov 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

1/15 OLIVE GROVE PASCOE VALE VIC 3044	\$822,000	01-Jul-23
2/11 OAK STREET PASCOE VALE VIC 3044	\$750,000	11-Nov-23
2/3 CURIE AVENUE OAK PARK VIC 3046	\$725,000	06-Sep-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: 31 December 2023



**1/15 OLIVE GROVE PASCOE VALE
VIC 3044**

 2  2  1

Sold Price

\$822,000

Sold Date

01-Jul-23

Distance

1.39km

**2/11 OAK STREET PASCOE VALE
VIC 3044**

 2  2  1

Sold Price

^{RS}**\$750,000**

Sold Date

11-Nov-23

Distance

0.25km

**2/3 CURIE AVENUE OAK PARK VIC
3046**

 2  2  1

Sold Price

\$725,000

Sold Date

06-Sep-23

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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