

## 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

118/15 Pascoe Street Pascoe Vale VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2020

to

31 Mar 2021

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

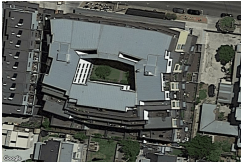
Date of sale

403/15 Pascoe Street Pascoe Vale VIC 3044	\$450,000	11-Nov-20
411/15 Pascoe Street Pascoe Vale VIC 3044	\$450,000	21-Jan-21

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: 27 April 2021

**403/15 Pascoe Street Pascoe Vale  
VIC 3044**

Sold Price

**\$450,000**

Sold Date

**11-Nov-20**

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Distance

-

**411/15 Pascoe Street Pascoe Vale  
VIC 3044**

Sold Price

Sold Date

**21-Jan-21**

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Distance

-

RS = Recent sale

UN = Undisclosed Sale

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