

## 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

37 Shedden 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

\$620,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

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

3/23 Hazel Grove Pascoe Vale VIC 3044	\$685,000	16-Feb-21
1/18 Dorset Road Pascoe Vale VIC 3044	\$660,000	25-Feb-21
5/74 Austin Crescent Pascoe Vale VIC 3044	\$640,000	24-Dec-20

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: 07 April 2021



**3/23 Hazel Grove Pascoe Vale VIC 3044**

Sold Price

<sup>RS</sup> **\$685,000**

Sold Date

**16-Feb-21**

 2  1  1

Distance

**0.79km**



**1/18 Dorset Road Pascoe Vale VIC 3044**

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**25-Feb-21**

 2  1  2

Distance

**1.1km**



**5/74 Austin Crescent Pascoe Vale VIC 3044**

Sold Price

**\$640,000**

Sold Date

**24-Dec-20**

 2  2  1

Distance

**1.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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