

RayWhite.

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Statement
of
information

10B VALERIE STREET, PASCOE VALE, VIC 3044
PREPARED BY ABDUL ALLOUCHE, RAY WHITE BRUNSWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980


10B VALERIE STREET, PASCOE VALE, VIC  4  3  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$1,380,000 to \$1,480,000**

Provided by: Abdul Allouche, Ray White Brunswick

MEDIAN SALE PRICE

**PASCOE VALE, VIC, 3044**

Suburb Median Sale Price (House)

\$1,100,000

01 October 2024 to 31 December 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

**8A KIRBISTER ST, PASCOE VALE, VIC 3044** 4  3  1

Sale Price

***\$1,603,000**

Sale Date: 21/11/2024

Distance from Property: 1.4km

**4B TANGYES ST, PASCOE VALE, VIC 3044** 4  3  2

Sale Price

****\$1,485,000**

Sale Date: 04/11/2024

Distance from Property: 892m

**25 MARTIN ST, PASCOE VALE, VIC 3044** 4  3  2

Sale Price

****\$1,625,000**

Sale Date: 19/11/2024

Distance from Property: 630m

This report has been compiled on 08/01/2025 by Ray White Brunswick. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale


Address Including suburb and postcode: **10B VALERIE STREET, PASCOE VALE, VIC 3044**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: **\$1,380,000 to \$1,480,000**

Median sale price

Median price: **\$1,100,000** Property type: **House** Suburb: **PASCOE VALE**
Period: **01 October 2024 to 31 December 2024** Source: 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8A KIRBISTER ST, PASCOE VALE, VIC 3044	*\$1,603,000	21/11/2024
4B TANGYES ST, PASCOE VALE, VIC 3044	**\$1,485,000	04/11/2024
25 MARTIN ST, PASCOE VALE, VIC 3044	**\$1,625,000	19/11/2024

This Statement of Information was prepared on: **08/01/2025**