

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 215/15 Pascoe Street, Pascoe Vale, VIC 3044

Indicative selling price

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

Single Price \$410,000

Median sale price

Median price \$634,000 Property Type Apartment Suburb Pascoe Vale (3044)

Period - From 01/05/2024 to 30/11/2024 Source Corelogic

Comparable property sales

A These are two properties sold within two kilometres of the property for sale in the last six 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
112/15 PASCOE STREET, PASCOE VALE VIC 3044	\$420,000	19/07/2024
207/15 PASCOE STREET, PASCOE VALE VIC 3044	\$400,000	25/11/2024

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 six months.

This Statement of Information was prepared on: 03/12/2024