

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

2/2 GROVER 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

\$1,149,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2024

to

31 May 2025

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

1/80 PARDY STREET PASCOE VALE VIC 3044	\$1,115,000	17-May-25
85 BOLINGBROKE STREET PASCOE VALE VIC 3044	\$1,285,000	21-Feb-25
1 DALE AVENUE PASCOE VALE VIC 3044	\$1,230,000	23-Jan-25

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: 26 June 2025

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1/80 PARDY STREET PASCOE VALE VIC 3044

3 2 2

Sold Price

^{RS} **\$1,115,000**

Sold Date

17-May-25

Distance

0.26km



85 BOLINGBROKE STREET PASCOE VALE VIC 3044

4 3 1

Sold Price

\$1,285,000

Sold Date

21-Feb-25

Distance

0.23km



1 DALE AVENUE PASCOE VALE VIC 3044

4 3 2

Sold Price

^{RS} **\$1,230,000**

Sold Date

23-Jan-25

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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