

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/16 CALLANDER ROAD 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

or range
between

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

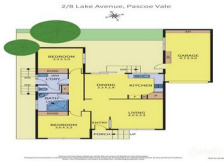
2/8 LAKE AVENUE PASCOE VALE VIC 3044	\$565,000	26-Mar-25
2/46 WARWICK ROAD PASCOE VALE VIC 3044	\$600,000	31-May-25
3/4 BELLEVUE TERRACE PASCOE VALE VIC 3044	\$661,000	28-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 01 August 2025

marco sansoe
P 93002344
M 0406072953
E msansoe@barryplant.com.au



**2/8 LAKE AVENUE PASCOE VALE
VIC 3044**

 2  1  1

Sold Price

565000

Sold Date 26-Mar-25

Distance 0.52km



**2/46 WARWICK ROAD PASCOE
VALE VIC 3044**

 2  1  2

Sold Price

^{RS} **600000**

Sold Date 31-May-25

Distance 1.11km



**3/4 BELLEVUE TERRACE PASCOE
VALE VIC 3044**

 2  1  2

Sold Price

^{RS} **661000**

Sold Date 28-May-25

Distance 1.48km

RS = Recent sale UN = Undisclosed Sale

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