

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

2/50 DANIN 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

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jul 2024

to

30 Jun 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

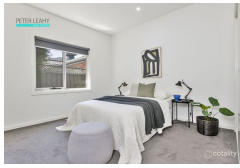
Date of sale

4/8 QUICK STREET PASCOE VALE VIC 3044	\$750,000	13-Feb-25
3/3 BRISTOL ROAD PASCOE VALE VIC 3044	\$750,000	20-Mar-25
114 LANDELLS ROAD PASCOE VALE VIC 3044	\$765,000	01-Apr-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: 15 July 2025



4/8 QUICK STREET PASCOE VALE VIC 3044

Sold Price

\$750,000

Sold Date

13-Feb-25
 3  2  1

Distance

0.15km


3/3 BRISTOL ROAD PASCOE VALE VIC 3044

Sold Price

Sold Date

20-Mar-25
 3  2  1

Distance

1.05km


114 LANDELLS ROAD PASCOE VALE VIC 3044

Sold Price

\$765,000

Sold Date

01-Apr-25
 3  2  1

Distance

1.25km
RS = Recent sale

UN = Undisclosed Sale

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