

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

13-15 PASCOE 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

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

10/14 CARINGA STREET HADFIELD VIC 3046	\$398,000	22-May-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.

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**10/14 CARINGA STREET HADFIELD
VIC 3046**

Sold Price

^{RS}

\$398,000

Sold Date

22-May-25

 2

 1

 1

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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