

# 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

4/3 Mccracken Avenue, Pascoe Vale Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$590,000

### Median sale price

Median price \$668,750 Property Type Townhouse Suburb Pascoe Vale

Period - From 07/08/2024 to 06/08/2025 Source Property Data

### 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 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
1	5/100 Snell Gr OAK PARK 3046	\$550,000	03/07/2025
2	5/55 Warwick Rd PASCOE VALE 3044	\$595,000	17/06/2025
3	3/7 Mccracken Av PASCOE VALE 3044	\$580,000	31/05/2025

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 six months.~~

This Statement of Information was prepared on:

07/08/2025 11:11



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**Property Type:** Townhouse (Res)

**Agent Comments**

Modern Townhouse with a balcony, study nook and single garage.

**Indicative Selling Price**

\$550,000 - \$590,000

**Median Townhouse Price**

07/08/2024 - 06/08/2025: \$668,750

## Comparable Properties



**5/100 Snell Gr OAK PARK 3046 (REI)**

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**Price:** \$550,000

**Method:** Sold Before Auction

**Date:** 03/07/2025

**Property Type:** Townhouse (Res)

**Agent Comments**

Comparable with extra bathroom but older build and inferior location.



**5/55 Warwick Rd PASCOE VALE 3044 (REI/VG)**

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**Price:** \$595,000

**Method:** Sold Before Auction

**Date:** 17/06/2025

**Property Type:** Townhouse (Res)

**Agent Comments**

Comparable accommodation but older build and bigger land.



**3/7 Mccracken Av PASCOE VALE 3044 (REI/VG)**

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**Price:** \$580,000

**Method:** Auction Sale

**Date:** 31/05/2025

**Property Type:** Townhouse (Res)

**Agent Comments**

Comparable but larger with an extra bathroom.