

# 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

1/348 Gaffney Street, 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 \$770,000 & \$830,000

### Median sale price

Median price \$980,000 Property Type House Suburb Pascoe Vale

Period - From 04/05/2020 to 03/05/2021 Source REIV

### 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	1/229 Derby St PASCOE VALE 3044	\$815,000	27/02/2021
2	229 Derby St PASCOE VALE 3044	\$815,000	27/02/2021
3	1/10 Lake Av PASCOE VALE 3044	\$735,000	14/11/2020

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:

04/05/2021 17:37



**Rooms:** 6

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**1/229 Derby St PASCOE VALE 3044 (VG)**

Agent Comments

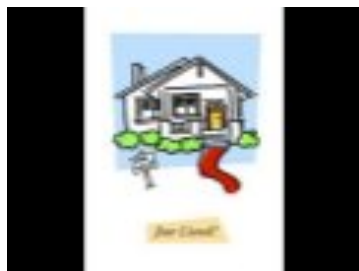


**Price:** \$815,000

**Method:** Sale

**Date:** 27/02/2021

**Property Type:** Townhouse (Single)



**229 Derby St PASCOE VALE 3044 (REI)**

Agent Comments



**Price:** \$815,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** Townhouse (Res)

**Land Size:** 200 sqm approx



**1/10 Lake Av PASCOE VALE 3044 (REI/VG)**

Agent Comments



**Price:** \$735,000

**Method:** Auction Sale

**Date:** 14/11/2020

**Property Type:** Townhouse (Res)