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	4/52 KENT 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	$820,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,040,000	Property type	House	Suburb	Pascoe Vale
Period-from	01 Apr 2024	to	31 Mar 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
3/31 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	$888,000	05-Feb-25
2/19 MAIN STREET PASCOE VALE VIC 3044	$850,000	24-Feb-25
3/46 SYLVAN GROVE PASCOE VALE VIC 3044	$900,000	19-Feb-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: 03 April 2025

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3/31 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044

3 2 1

Sold Price RS $888,000 Sold Date 05-Feb-25

Distance 1.41km



2/19 MAIN STREET PASCOE VALE VIC 3044

3 2 2

Sold Price RS $850,000 Sold Date 24-Feb-25

Distance 2.24km



3/46 SYLVAN GROVE PASCOE VALE VIC 3044

3 2 2

Sold Price RS $900,000 Sold Date 19-Feb-25

Distance 0.86km

RS = Recent sale **UN** = Undisclosed Sale

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