

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

4/6 PLYMOUTH AVENUE 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,010,000

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

2/4 PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$815,000	06-Nov-24
3/171 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$800,000	12-Jan-25
3/3 BRISTOL ROAD PASCOE VALE VIC 3044	\$750,000	31-Mar-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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2/4 PLYMOUTH AVENUE PASCOE VALE VIC 3044

Sold Price

\$815,000

Sold Date **06-Nov-24**

 3  2  2

Distance **0.02km**



3/171 CUMBERLAND ROAD PASCOE VALE VIC 3044

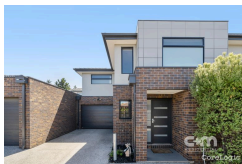
Sold Price

\$800,000

Sold Date **12-Jan-25**

 3  2  1

Distance **0.36km**



3/3 BRISTOL ROAD PASCOE VALE VIC 3044

Sold Price

^{RS} **\$750,000**

Sold Date **31-Mar-25**

 3  2  1

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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