

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

10 ASHKANASY 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

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,042,500

Property type

House

Suburb

Pascoe Vale

Period-from

01 Jun 2024

to

31 May 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

5 WILNA STREET PASCOE VALE VIC 3044	\$1,040,000	18-Mar-25
1 MCLOUGHLIN COURT PASCOE VALE VIC 3044	\$1,010,000	25-Mar-25
25 ALEXANDRA STREET PASCOE VALE VIC 3044	\$1,000,000	03-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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5 WILNA STREET PASCOE VALE VIC 3044

 3  1  3

Sold Price **\$1,040,000** Sold Date **18-Mar-25**

Distance **1.53km**



1 MCLOUGHLIN COURT PASCOE VALE VIC 3044

 3  1  3

Sold Price **\$1,010,000** Sold Date **25-Mar-25**

Distance **0.38km**



25 ALEXANDRA STREET PASCOE VALE VIC 3044

 3  1  1

Sold Price ^{RS} **\$1,000,000** Sold Date **03-May-25**

Distance **0.8km**

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

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