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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

2/33 Sylvan Grove Pascoe Vale VIC 3044

 2  1  1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000 & \$470,000

Median Sale Price

\$606,725 Units in Pascoe vale between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.

	3/36 Warwick Road Pascoe Vale VIC 3044	Sold Price	\$485,000	Sold Date	27-Oct-18
	 2  1  1			Distance	0.59km
	9/34-36 Cornwall Road Pascoe Vale VIC 3044	Sold Price	\$440,000	Sold Date	14-Nov-18
	 2  1  2			Distance	0.86km
	4/299-301 Cumberland Road Pascoe Vale VIC 3044	Sold Price	^{RS} \$420,000	Sold Date	07-Feb-19
	 2  1  1			Distance	1.35km

RS = Recent sale

UN = Undisclosed Sale

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