

## 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

21 GRUNDY GROVE PASCOE VALE SOUTH VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,260,000

Property type

House

Suburb

Pascoe Vale South

Period-from

01 Oct 2021

to

30 Sep 2022

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

29 LOUISVILLE AVENUE PASCOE VALE SOUTH VIC 3044	\$1,170,000	18-Jun-22
38 MELVILLE ROAD PASCOE VALE SOUTH VIC 3044	\$1,120,000	09-Aug-22
50 BRENTWOOD AVENUE PASCOE VALE SOUTH VIC 3044	\$1,175,000	15-Jul-22

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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E [rtowns@bradtealwoodards.com.au](mailto:rtowns@bradtealwoodards.com.au)**29 LOUISVILLE AVENUE PASCOE VALE SOUTH VIC 3044**

Sold Price

**\$1,170,000**

Sold Date

**18-Jun-22** 4  2  -

Distance

**0.32km****38 MELVILLE ROAD PASCOE VALE SOUTH VIC 3044**

Sold Price

**\$1,120,000**

Sold Date

**09-Aug-22** 3  1  2

Distance

**0.51km****50 BRENTWOOD AVENUE PASCOE VALE SOUTH VIC 3044**

Sold Price

**\$1,175,000**

Sold Date

**15-Jul-22** 3  1  2

Distance

**1.12km**

RS = Recent sale

UN = Undisclosed Sale

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