

# 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

2/9 Hazel Grove, Pascoe Vale Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$595,000 & \$650,000

### Median sale price

Median price \$655,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/10/2024 to 31/12/2024 Source REIV

### 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 six 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
1	4/315-317 Gaffney St PASCOE VALE 3044	\$648,000	20/02/2025
2	4/99 Northumberland Rd PASCOE VALE 3044	\$610,000	06/02/2025
3	5/8 Bothwell St PASCOE VALE 3044	\$610,000	21/09/2024

**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 six months.~~

This Statement of Information was prepared on:

04/03/2025 14:39



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$595,000 - \$650,000  
**Median Unit Price**  
December quarter 2024: \$655,000

## Comparable Properties



**4/315-317 Gaffney St PASCOE VALE 3044 (REI)**

Agent Comments



**Price:** \$648,000  
**Method:** Private Sale  
**Date:** 20/02/2025  
**Property Type:** Villa



**4/99 Northumberland Rd PASCOE VALE 3044 (REI)**

Agent Comments



**Price:** \$610,000  
**Method:** Sold Before Auction  
**Date:** 06/02/2025  
**Property Type:** Unit



**5/8 Bothwell St PASCOE VALE 3044 (REI/VG)**

Agent Comments



**Price:** \$610,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** Unit

**Account - Biggin & Scott Inner North** | P: 03 9386 1855 | F: 03 9489 5788