

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

32 GRUNDY GROVE PASCOE VALE SOUTH 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,243,500

Property type

House

Suburb

Pascoe Vale South

Period-from

01 Jun 2021

to

31 May 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

4 LOUISVILLE AVENUE PASCOE VALE SOUTH VIC 3044	\$1,160,000	29-Apr-22
29 LOUISVILLE AVENUE PASCOE VALE SOUTH VIC 3044	\$1,170,000	18-Jun-22
139 MELVILLE ROAD PASCOE VALE SOUTH VIC 3044	\$1,100,000	11-May-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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**4 LOUISVILLE AVENUE PASCOE
VALE SOUTH VIC 3044**

 3  1  -

Sold Price ^{RS} **\$1,160,000** Sold Date **29-Apr-22**

Distance **0.11km**



**29 LOUISVILLE AVENUE PASCOE
VALE SOUTH VIC 3044**

 4  2  -

Sold Price ^{RS} **\$1,170,000** Sold Date **18-Jun-22**

Distance **0.24km**



**139 MELVILLE ROAD PASCOE
VALE SOUTH VIC 3044**

 3  1  2

Sold Price ^{RS} **\$1,100,000** Sold Date **11-May-22**

Distance **0.83km**

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

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