

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

4/19 SNELL GROVE 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Aug 2022

to

31 Jul 2023

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

2/24 PARK STREET PASCOE VALE VIC 3044	\$567,500	03-May-23
7/12 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$575,000	22-Jul-23
3/33 SYLVAN GROVE PASCOE VALE VIC 3044	\$661,000	14-Jun-23

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.

This Statement of Information was prepared on: 08 August 2023



2/24 PARK STREET PASCOE VALE VIC 3044

Sold Price

\$567,500

Sold Date **03-May-23**
 2  1  1

Distance

1.1km


7/12 AUSTIN CRESCENT PASCOE VALE VIC 3044

Sold Price

^{RS} **\$575,000**

Sold Date **22-Jul-23**
 2  1  1

Distance

1.04km


3/33 SYLVAN GROVE PASCOE VALE VIC 3044

Sold Price

^{RS} **\$661,000**

Sold Date **14-Jun-23**
 2  1  1

Distance

1.41km
RS = Recent sale

UN = Undisclosed Sale

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