

## 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 Arndt Road 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) (\*Delete single price or range as applicable)

Single Price

\$750,000

& or range  
between

\$

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2020

to

31 May 2021

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

3/30 Alexandra Street Pascoe Vale VIC 3044	\$775,000	-
6/6 Devon Road Pascoe Vale VIC 3044	\$750,000	04-Jun-21
1/23-25 Sefton Street Pascoe Vale VIC 3044	\$715,000	22-Apr-21

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: 30 June 2021



**3/30 Alexandra Street Pascoe Vale VIC 3044**

Sold Price

**\$775,000**

Sold Date

-



-



-



-

Distance

**0.9km**



**6/6 Devon Road Pascoe Vale VIC 3044**

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**04-Jun-21**



3



1



1

Distance

**0.1km**



**1/23-25 Sefton Street Pascoe Vale VIC 3044**

Sold Price

<sup>RS</sup>

**\$715,000**

Sold Date

**22-Apr-21**



3



2



1

Distance

**0.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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