

# 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

12/14 Grover Street, 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

\$530,000

&

\$575,000

### Median sale price

Median price

\$943,000

Property Type

House

Suburb

Pascoe Vale

Period - From

01/01/2020

to

31/12/2020

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	21/22-26 Pascoe St PASCOE VALE 3044	\$572,000	04/12/2020
2	6/10 Bristol Rd PASCOE VALE 3044	\$550,000	01/01/2021
3	3/5 Bellevue Tce PASCOE VALE 3044	\$550,000	12/11/2020

**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:

29/03/2021 12:01



2 1 1

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**21/22-26 Pascoe St PASCOE VALE 3044 (VG)**

Agent Comments

2 - -

**Price:** \$572,000

**Method:** Sale

**Date:** 04/12/2020

**Property Type:** Townhouse (Single)



**6/10 Bristol Rd PASCOE VALE 3044 (REI/VG)**

Agent Comments

2 2 2

**Price:** \$550,000

**Method:** Private Sale

**Date:** 01/01/2021

**Rooms:** 3

**Property Type:** Townhouse (Res)

**Land Size:** 151 sqm approx

**3/5 Bellevue Tce PASCOE VALE 3044 (VG)**

Agent Comments

2 - -

**Price:** \$550,000

**Method:** Sale

**Date:** 12/11/2020

**Property Type:** Flat/Unit/Apartment (Res)