Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |12/14 Grover Street, Pascoe Vale Vic 3044

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$530,000		&		\$575,000			
Median sale p	rice							
Median price	\$943,000	Pro	operty Type	Hou	se		Suburb	Pascoe Vale
Period - From	01/01/2020	to	31/12/2020		So	urce	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.

Ade	dress 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



12/14 Grover Street, Pascoe Vale Vic 3044

McGrath





Property Type: Townhouse (Res) Agent Comments JM Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$530,000 - \$575,000 Median House Price Year ending December 2020: \$943,000

Comparable Properties



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



Price: \$572,000 Method: Sale Date: 04/12/2020 Property Type: Townhouse (Single)



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

Agent Comments



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



Price: \$550,000 Method: Sale Date: 12/11/2020 Property Type: Flat/Unit/Apartment (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.