

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

3/26 ARNDT ROAD 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jul 2022

to

30 Jun 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

7/2-4 DEVON ROAD PASCOE VALE VIC 3044	\$615,000	06-May-23
3/37 WATT AVENUE OAK PARK VIC 3046	\$585,000	26-Mar-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: 12 July 2023



7/2-4 DEVON ROAD PASCOE VALE VIC 3044

2
 1
 1

^{RS}
\$615,000
Sold Date **06-May-23**

Distance **0.19km**



3/37 WATT AVENUE OAK PARK VIC 3046

2
 1
 1

Sold Price **\$585,000**
Sold Date **26-Mar-23**

Distance **0.46km**

RS = Recent sale
UN = Undisclosed Sale

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