

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

3/23 Sylvan Grove, Pascoe Vale

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price \$609,000

Median sale price

Median price \$652,000

Property type Unit

Suburb Pascoe Vale

Period - From Jan 2022

to

April 2022

Source REA

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. 9 Amber Court, Pascoe Vale	\$615,500	10.5.22
2. 2/34-36 Longview Street, P/Vale	\$585,000	4.5.22
3. 2/30-32 Danin Street, P/Vale	\$620,000	21.3.22

This Statement of Information was prepared on:

20.06.2022