

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

4/5 Olive Grove 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2020

to

31 Oct 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

2/246 Cumberland Road Pascoe Vale VIC 3044	\$552,500	06-Oct-21
4/4 Arndt Road Pascoe Vale VIC 3044	\$566,000	27-Sep-21
3/558 Pascoe Vale Road Pascoe Vale VIC 3044	\$570,000	16-Oct-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: 11 November 2021

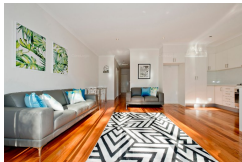
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**2/246 Cumberland Road Pascoe Vale VIC 3044** 2  1  1

Sold Price

^{RS} **\$552,500** Sold Date **06-Oct-21**Distance **0.96km****4/4 Arndt Road Pascoe Vale VIC 3044** 2  1  1

Sold Price

^{RS} **\$566,000** Sold Date **27-Sep-21**Distance **1.17km****3/558 Pascoe Vale Road Pascoe Vale VIC 3044** 2  1  1

Sold Price

^{RS} **\$570,000** Sold Date **16-Oct-21**Distance **1.77km****RS** = Recent sale**UN** = Undisclosed Sale

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