

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

3/15 Olive Grove, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$940,000

&

\$1,010,000

Median sale price

Median price \$634,000

Property Type Townhouse

Suburb Pascoe Vale

Period - From 28/03/2023

to

27/03/2024

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	19 Dickinson St HADFIELD 3046	\$995,000	09/12/2023
2	62 South St HADFIELD 3046	\$995,000	26/10/2023
3	1/59 Northumberland Rd PASCOE VALE 3044	\$945,000	15/12/2023

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:

28/03/2024 11:59



Property Type:
Agent Comments

Indicative Selling Price
\$940,000 - \$1,010,000
Median Townhouse Price
28/03/2023 - 27/03/2024: \$634,000

Comparable Properties



19 Dickinson St HADFIELD 3046 (REI/VG) Agent Comments



Price: \$995,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 352 sqm approx



62 South St HADFIELD 3046 (REI/VG) Agent Comments



Price: \$995,000
Method: Auction Sale
Date: 26/10/2023
Rooms: 6
Property Type: House (Res)
Land Size: 292 sqm approx



1/59 Northumberland Rd PASCOE VALE 3044 (REI/VG) Agent Comments



Price: \$945,000
Method: Private Sale
Date: 15/12/2023
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 214 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788