

# 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

2/16 Snell Grove, Pascoe Vale Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$770,000 & \$820,000

### Median sale price

Median price \$1,000,000 Property Type House Suburb Pascoe Vale

Period - From 01/07/2024 to 30/09/2024 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	1/10 Pines Gr OAK PARK 3046	\$815,000	16/11/2024
2	2/4 Plymouth Av PASCOE VALE 3044	\$815,000	12/11/2024
3	1/23 Main St PASCOE VALE 3044	\$772,000	29/10/2024

**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:

19/12/2024 15:20

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3 2 2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$770,000 - \$820,000

**Median House Price**

September quarter 2024: \$1,000,000

## Comparable Properties



**1/10 Pines Gr OAK PARK 3046 (REI)**

**Agent Comments**

3 2 2

**Price:** \$815,000

**Method:** Auction Sale

**Date:** 16/11/2024

**Property Type:** Townhouse (Res)

**Land Size:** 254 sqm approx



**2/4 Plymouth Av PASCOE VALE 3044 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$815,000

**Method:** Sold Before Auction

**Date:** 12/11/2024

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 241 sqm approx



**1/23 Main St PASCOE VALE 3044 (REI)**

**Agent Comments**

3 2 2

**Price:** \$772,000

**Method:** Sold Before Auction

**Date:** 29/10/2024

**Property Type:** Townhouse (Res)

**Account - Whitefox Real Estate | P: 96459699**



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