

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

1/30 Snell Grove, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$790,000

&

\$860,000

Median sale price

Median price \$622,500

Property Type Unit

Suburb Pascoe Vale

Period - From 01/04/2023

to

30/06/2023

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 | 2a Bass St PASCOE VALE 3044 | \$890,000 | 19/08/2023 |
| 2 | 1B Evelyn St PASCOE VALE 3044 | \$832,000 | 05/08/2023 |
| 3 | 1/20 Quick St PASCOE VALE 3044 | \$820,000 | 22/05/2023 |

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:

10/10/2023 15:26

1/30 Snell Grove, Pascoe Vale Vic 3044

**Stockdale
& Leggo**

Daniel Imbesi

9306 0422

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Indicative Selling Price

\$790,000 - \$860,000

Median Unit Price

June quarter 2023: \$622,500



3 2 2

Rooms: 6

Property Type: Townhouse

Land Size: 286 sqm approx

Agent Comments

Comparable Properties



2a Bass St PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$890,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Townhouse (Res)

Land Size: 183 sqm approx



1B Evelyn St PASCOE VALE 3044 (REI)

Agent Comments

3 1 2

Price: \$832,000

Method: Private Sale

Date: 05/08/2023

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 173 sqm approx



1/20 Quick St PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$820,000

Method: Private Sale

Date: 22/05/2023

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 200 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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