

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

24B ARNDT ROAD 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2023

to

29 Feb 2024

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

1/18 BOLINGBROKE STREET PASCOE VALE VIC 3044	\$680,000	02-Mar-24
1B ALBERT STREET OAK PARK VIC 3046	\$700,000	28-Oct-23
5A RAE BURN STREET PASCOE VALE VIC 3044	\$703,000	10-Feb-24

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: 20 March 2024



**1/18 BOLINGBROKE STREET
PASCOE VALE VIC 3044**

 2  1  2

Sold Price

^{RS} **\$680,000** Sold Date **02-Mar-24**

Distance **1.33km**



**1B ALBERT STREET OAK PARK VIC
3046**

 2  1  1

Sold Price

\$700,000 Sold Date **28-Oct-23**

Distance **0.56km**



**5A RAEBURN STREET PASCOE
VALE VIC 3044**

 2  1  1

Sold Price

^{RS} **\$703,000** Sold Date **10-Feb-24**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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