

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

9/19 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

\$589k

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2021

to

31 May 2022

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

2/13 OLIVE GROVE PASCOE VALE VIC 3044	\$677,000	30-Apr-22
9 AMBER COURT PASCOE VALE VIC 3044	\$615,000	10-May-22
2/34-36 LONGVIEW STREET PASCOE VALE VIC 3044	\$585,000	04-May-22

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: 08 June 2022



**2/13 OLIVE GROVE PASCOE VALE
VIC 3044**

 2  1  1

Sold Price

^{RS}

\$677,000

Sold Date

30-Apr-22

Distance

1.21km



**9 AMBER COURT PASCOE VALE
VIC 3044**

 2  1  1

Sold Price

^{RS}

\$615,000

Sold Date

10-May-22

Distance

1.2km



**2/34-36 LONGVIEW STREET
PASCOE VALE VIC 3044**

 2  1  1

Sold Price

^{RS}

\$585,000

Sold Date

04-May-22

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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