

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1/15 Olive Grove, Pascoe Vale Vic 3044

Indicative selling price

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

Range between

\$720,000

&

\$780,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Pascoe Vale

Period - From

01/04/2022

to

31/03/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	11 Carron St COBURG 3058	\$785,000	16/01/2023
2	2/78 Blair St COBURG 3058	\$780,000	17/08/2022
3	4/20 Callander Rd PASCOE VALE 3044	\$750,000	20/06/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

22/06/2023 14:10



Property Type:
Agent Comments

Indicative Selling Price
\$720,000 - \$780,000
Median Unit Price
Year ending March 2023: \$645,000

Comparable Properties



11 Carron St COBURG 3058 (VG)

Agent Comments



Price: \$785,000
Method: Sale
Date: 16/01/2023
Property Type: Flat/Unit/Apartment (Res)



2/78 Blair St COBURG 3058 (REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 17/08/2022
Property Type: Townhouse (Single)

4/20 Callander Rd PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 20/06/2022
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 140 sqm approx

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