

## 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

5 Grandview Avenue Pascoe Vale South VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Pascoe Vale South

Period-from

01 Feb 2021

to

31 Jan 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

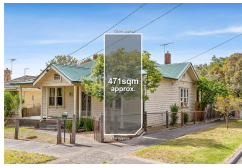
|  |             |           |
|--|-------------|-----------|
| 20 Purches Avenue Pascoe Vale South VIC 3044   | \$1,340,000 | 04-Dec-21 |
| 62 Grandview Avenue Pascoe Vale South VIC 3044 | \$1,526,000 | 06-Nov-21 |
| 11 Winifred Street Pascoe Vale South VIC 3044  | \$1,205,000 | 21-Jan-22 |

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: 03 February 2022

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**20 Purches Avenue Pascoe Vale  
South VIC 3044**

 3  1  1

Sold Price **\$1,340,000** Sold Date **04-Dec-21**

Distance **0.24km**



**62 Grandview Avenue Pascoe Vale  
South VIC 3044**

 -  -  2

Sold Price <sup>RS</sup> **\$1,526,000** Sold Date **06-Nov-21**

Distance **0.41km**



**11 Winifred Street Pascoe Vale  
South VIC 3044**

 3  1  2

Sold Price <sup>RS</sup> **\$1,205,000** <sup>UN</sup> Sold Date **21-Jan-22**

Distance **0.44km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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