

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

5/25 Snell Grove 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Aug 2020

to

31 Jul 2021

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

3/3 Perkin Avenue Pascoe Vale VIC 3044	\$499,000	24-Apr-21
7/121-125 Northumberland Road Pascoe Vale VIC 3044	\$508,000	13-May-21
4/8A Danin Street Pascoe Vale VIC 3044	\$553,500	03-Mar-20

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: 31 August 2021



3/3 Perkin Avenue Pascoe Vale VIC 3044

Sold Price

\$499,000

Sold Date

24-Apr-21

2

1

1

Distance

0.13km



7/121-125 Northumberland Road Pascoe Vale VIC 3044

Sold Price

\$508,000

Sold Date

13-May-21

2

1

1

Distance

0.22km



4/8A Danin Street Pascoe Vale VIC 3044

Sold Price

\$553,500

Sold Date

03-Mar-20

2

1

1

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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