

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

2/21 HAZEL 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

or range
between

\$615,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2022

to

31 Aug 2023

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

3/33 SYLVAN GROVE PASCOE VALE VIC 3044	\$661,000	14-Jun-23
1/21 PLEASANT STREET PASCOE VALE VIC 3044	\$665,000	20-Jun-23
2/12 FAWKNER ROAD PASCOE VALE VIC 3044	\$708,000	15-Jul-23

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: 16 September 2023



**3/33 SYLVAN GROVE PASCOE
VALE VIC 3044**

 2  1  1

Sold Price

\$661,000

Sold Date

14-Jun-23

Distance

0.13km



**1/21 PLEASANT STREET PASCOE
VALE VIC 3044**

 2  1  1

Sold Price

\$665,000

Sold Date

20-Jun-23

Distance

0.27km



**2/12 FAWKNER ROAD PASCOE
VALE VIC 3044**

 2  1  1

Sold Price

\$708,000

Sold Date

15-Jul-23

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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