

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

2/38 Warwick 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

or range
between

\$570,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2021

to

31 Dec 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

2/33 Sylvan Grove Pascoe Vale VIC 3044	\$620,000	22-Sep-21
1/13 Olive Grove Pascoe Vale VIC 3044	\$600,000	23-Oct-21
3/36 Warwick Road Pascoe Vale VIC 3044	\$602,000	28-Oct-21

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.~~

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**2/33 Sylvan Grove Pascoe Vale VIC 3044**

Sold Price

\$620,000

Sold Date

22-Sep-21 2 1 1

Distance

0.57km**1/13 Olive Grove Pascoe Vale VIC 3044**

Sold Price

\$600,000

Sold Date

23-Oct-21 2 1 2

Distance

0.75km**3/36 Warwick Road Pascoe Vale VIC 3044**

Sold Price

^{RS} **\$602,000**

Sold Date

28-Oct-21 2 1 1

Distance

0.03km**RS** = Recent sale**UN** = Undisclosed Sale

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