

## 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

3/30 Snell Grove Pascoe Vale 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2020

to

31 Oct 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

5/23 Watt Avenue Oak Park VIC 3046	\$753,000	23-Jul-21
6/6 Devon Road Pascoe Vale VIC 3044	\$750,000	04-Jun-21
3/79 Northumberland Road Pascoe Vale VIC 3044	\$799,000	26-May-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.~~

This Statement of Information was prepared on: 01 November 2021



**5/23 Watt Avenue Oak Park VIC 3046**

 3  2  2

Sold Price

<sup>RS</sup>

**\$753,000**

Sold Date

**23-Jul-21**

Distance

**0.38km**



**6/6 Devon Road Pascoe Vale VIC 3044**

 3  1  1

Sold Price

**\$750,000**

Sold Date

**04-Jun-21**

Distance

**0.43km**



**3/79 Northumberland Road Pascoe Vale VIC 3044**

 3  1  3

Sold Price

**\$799,000**

Sold Date

**26-May-21**

Distance

**0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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