

## 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

1/17 HAZEL GROVE PASCOE VALE VIC 3044

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2022

to

31 Oct 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

2/21 HAZEL GROVE PASCOE VALE VIC 3044	\$720,000	07-Oct-23
4/5 FAWKNER ROAD PASCOE VALE VIC 3044	\$699,000	30-Jul-23
1C HEATH STREET PASCOE VALE VIC 3044	\$716,000	16-May-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: 03 November 2023

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**2/21 HAZEL GROVE PASCOE VALE  
VIC 3044**

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**07-Oct-23**

2

1

1

Distance

**0.04km**



**4/5 FAWKNER ROAD PASCOE  
VALE VIC 3044**

Sold Price

<sup>RS</sup> **\$699,000**

Sold Date

**30-Jul-23**

3

1

2

Distance

**0.8km**



**1C HEATH STREET PASCOE VALE  
VIC 3044**

Sold Price

<sup>RS</sup> **\$716,000**

Sold Date

**16-May-23**

3

2

1

Distance

**0.99km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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