

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

4/11 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Dec 2019

to

30 Nov 2020

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

2/26 Archibald Street Pascoe Vale VIC 3044	\$760,000	24-Dec-19
6/20 Austin Crescent Pascoe Vale VIC 3044	\$787,000	05-May-20
3/19 Arndt Road Pascoe Vale VIC 3044	\$680,000	15-Feb-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: 24 December 2020



2/26 Archibald Street Pascoe Vale VIC 3044

3 2 2

Sold Price

\$760,000

Sold Date

24-Dec-19

Distance

0.57km



6/20 Austin Crescent Pascoe Vale VIC 3044

3 2 2

Sold Price

\$787,000

Sold Date

05-May-20

Distance

0.92km



3/19 Arndt Road Pascoe Vale VIC 3044

3 2 2

Sold Price

\$680,000

Sold Date

15-Feb-20

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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