

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

4/36 SYLVAN 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2022

to

31 Dec 2022

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

5/349 GAFFNEY STREET PASCOE VALE VIC 3044	\$640,000	04-Nov-22
4/2-4 DEVON ROAD PASCOE VALE VIC 3044	\$625,000	28-Oct-22
3/1A VIEW STREET PASCOE VALE VIC 3044	\$630,000	19-Nov-22

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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5/349 GAFFNEY STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price

\$640,000

Sold Date **04-Nov-22**

Distance **0.53km**



4/2-4 DEVON ROAD PASCOE VALE VIC 3044

 2  1  1

Sold Price

\$625,000

Sold Date **28-Oct-22**

Distance **1.16km**



3/1A VIEW STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price

\$630,000

Sold Date **19-Nov-22**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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