

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

4/4 GROVER STREET 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2021

to

31 May 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

14/17-19 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$740,000	10-Dec-21
8/6 FAWKNER ROAD PASCOE VALE VIC 3044	\$740,000	17-Dec-21
4/424 GAFFNEY STREET PASCOE VALE VIC 3044	\$730,000	10-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.~~

This Statement of Information was prepared on: 06 June 2022



14/17-19 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044

2 2 1

Sold Price **\$740,000** Sold Date **10-Dec-21**

Distance **0.11km**



8/6 FAWKNER ROAD PASCOE VALE VIC 3044

4 2 2

Sold Price Sold Date **17-Dec-21**

Distance **-**



4/424 GAFFNEY STREET PASCOE VALE VIC 3044

3 1 1

Sold Price **\$730,000** Sold Date **10-Oct-21**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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