

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

2/37 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

\$835,000

&

\$905,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$653,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Oct 2021

to

30 Sep 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

1/20 CALLANDER ROAD PASCOE VALE VIC 3044	\$950,000	09-Jul-22
2/40 VIEW STREET PASCOE VALE VIC 3044	\$1,070,000	29-Apr-22
50A SNELL GROVE PASCOE VALE VIC 3044	\$1,125,000	17-Sep-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.

This Statement of Information was prepared on: 19 October 2022



1/20 CALLANDER ROAD PASCOE VALE VIC 3044

Sold Price **\$950,000** Sold Date **09-Jul-22**

 4  -  -

Distance **1.44km**



2/40 VIEW STREET PASCOE VALE VIC 3044

Sold Price ^{RS} **\$1,070,000** Sold Date **29-Apr-22**

 -  -  -

Distance **1.24km**



50A SNELL GROVE PASCOE VALE VIC 3044

Sold Price ^{RS} **\$1,125,000** ^{UN} Sold Date **17-Sep-22**

 4  2  2

Distance **1.56km**

RS = Recent sale **UN** = Undisclosed Sale

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