

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

2/16 Snell Grove, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$770,000

&

\$820,000

Median sale price

Median price

\$1,000,000

Property Type

House

Suburb

Pascoe Vale

Period - From

01/07/2024

to

30/09/2024

Source

REIV

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 six 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	1/10 Pines Gr OAK PARK 3046	\$815,000	16/11/2024
2	2/4 Plymouth Av PASCOE VALE 3044	\$815,000	12/11/2024
3	1/23 Main St PASCOE VALE 3044	\$772,000	29/10/2024

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 six months.~~

This Statement of Information was prepared on:

19/12/2024 15:20

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3 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$770,000 - \$820,000
Median House Price
September quarter 2024: \$1,000,000

Comparable Properties



1/10 Pines Gr OAK PARK 3046 (REI)

Agent Comments

3 2 2

Price: \$815,000
Method: Auction Sale
Date: 16/11/2024
Property Type: Townhouse (Res)
Land Size: 254 sqm approx



2/4 Plymouth Av PASCOE VALE 3044 (REI/VG)

Agent Comments

3 2 2

Price: \$815,000
Method: Sold Before Auction
Date: 12/11/2024
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 241 sqm approx



1/23 Main St PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$772,000
Method: Sold Before Auction
Date: 29/10/2024
Property Type: Townhouse (Res)