

# 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

33 Arndt Road, Pascoe Vale Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$965,000 & \$990,000

### Median sale price

Median price \$1,117,500 Property Type House Suburb Pascoe Vale

Period - From 01/07/2022 to 30/09/2022 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 | 289 Gaffney St PASCOE VALE 3044 | \$1,085,000 | 06/05/2022   |
| 2 | 59 Alpine Gr PASCOE VALE 3044   | \$1,050,000 | 14/09/2022   |
| 3 | 24 Alpine Gr PASCOE VALE 3044   | \$1,005,000 | 14/05/2022   |

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:

15/10/2022 15:02

33 Arndt Road, Pascoe Vale Vic 3044

**Stockdale  
& Leggo**

Richard Imbesi

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rimbesi@stockdaleleggo.com.au

**Indicative Selling Price**

\$965,000 - \$990,000

**Median House Price**

September quarter 2022: \$1,117,500



3 2 1

**Property Type:** House

**Land Size:** 466 sqm approx

**Agent Comments**

## Comparable Properties



**289 Gaffney St PASCOE VALE 3044 (REI)**

**Agent Comments**

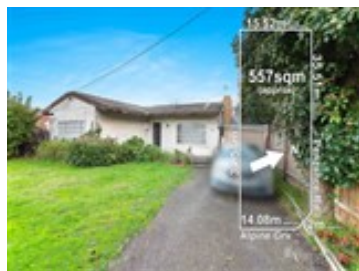
4 2 2

**Price:** \$1,085,000

**Method:** Sold Before Auction

**Date:** 06/05/2022

**Property Type:** House (Res)



**59 Alpine Gr PASCOE VALE 3044 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 14/09/2022

**Property Type:** House

**Land Size:** 557 sqm approx



**24 Alpine Gr PASCOE VALE 3044 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,005,000

**Method:** Auction Sale

**Date:** 14/05/2022

**Property Type:** House

**Land Size:** 385 sqm approx

**Account** - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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