

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/26 ARNDT ROAD 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

\$610,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

4/99 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$610,000	06-Feb-25
6/10 CALLANDER ROAD PASCOE VALE VIC 3044	\$605,000	25-Sep-24
3/23 ARNDT ROAD PASCOE VALE VIC 3044	\$617,500	13-Sep-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 March 2025



**4/99 NORTHUMBERLAND ROAD
PASCOE VALE VIC 3044**

Sold Price

^{RS}

\$610,000

Sold Date

06-Feb-25

2

1

1

Distance

0.11km



**6/10 CALLANDER ROAD PASCOE
VALE VIC 3044**

Sold Price

\$605,000

Sold Date

25-Sep-24

2

1

1

Distance

0.25km



**3/23 ARNDT ROAD PASCOE VALE
VIC 3044**

Sold Price

\$617,500

Sold Date

13-Sep-24

2

1

1

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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