

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

5/21 ALPINE 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

\$620,000

~~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 Apr 2024

to

31 Mar 2025

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

2/26-28 PROSPECT STREET PASCOE VALE VIC 3044	\$595,000	21-Dec-24
2/79 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$630,000	23-Oct-24
4/48 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$620,000	26-Oct-24

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: 14 April 2025

**2/26-28 PROSPECT STREET
PASCOE VALE VIC 3044**

2 1 1

Sold Price **\$595,000** Sold Date **21-Dec-24**Distance **0.39km****2/79 NORTHUMBERLAND ROAD
PASCOE VALE VIC 3044**

2 1 1

Sold Price **\$630,000** Sold Date **23-Oct-24**Distance **0.41km****4/48 AUSTIN CRESCENT PASCOE
VALE VIC 3044**

2 1 1

Sold Price **\$620,000** Sold Date **26-Oct-24**Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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