

## 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

9/21 ARNDT ROAD PASCOE VALE VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2024

to

30 Apr 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

4/26 ARNDT ROAD PASCOE VALE VIC 3044	\$610,000	27-Feb-25
4/99 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$610,000	31-Jan-25
1/16-18 ARNOLD COURT PASCOE VALE VIC 3044	\$585,000	26-Apr-25

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: 26 May 2025



**4/26 ARNDT ROAD PASCOE VALE VIC 3044**

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**27-Feb-25**

2

1

1

Distance

**0.1km**



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

Sold Price

**\$610,000**

Sold Date

**31-Jan-25**

12

1

1

Distance

**0.04km**



**1/16-18 ARNOLD COURT PASCOE VALE VIC 3044**

Sold Price

<sup>RS</sup> **\$585,000**

Sold Date

**26-Apr-25**

2

1

1

Distance

**0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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