

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

1/6 Hazel Grove, Pascoe Vale Vic 3044

Indicative selling price

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

Single price \$420,000

Median sale price

Median price \$595,000

Property Type Unit

Suburb Pascoe Vale

Period - From 18/01/2023

to 17/01/2024

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	4/295 Cumberland Rd PASCOE VALE 3044	\$392,700	30/11/2023
2			
3			

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:

18/01/2024 11:05



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Indicative Selling Price

\$420,000

Median Unit Price

18/01/2023 - 17/01/2024: \$595,000



1 1 1

Property Type: Unit

Agent Comments

Single level street frontage unit (one of 6 in the complex). large living dining area, separate kitchen main bedroom and bathroom with outdoor area.

Comparable Properties



4/295 Cumberland Rd PASCOE VALE 3044
(REI/VG)

Agent Comments

1 1 1

Price: \$392,700

Method: Sold Before Auction

Date: 30/11/2023

Property Type: Unit

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.