# 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

Single price \$420,000

#### Median sale price

Median price	\$595,000	Pro	operty Type Unit	:	Suburb	Pascoe Vale
Period - From	18/01/2023	to	17/01/2024	Source	e 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	4/295 Cumberland Rd PASCOE VALE 3044	\$392,700	30/11/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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









Property Type: Unit Agent Comments Irene Androulidakis 9379 2000 0419 345 017 ireneandroulidakis@jelliscraig.com.au

Agent Comments

Indicative Selling Price \$420,000 Median Unit Price 18/01/2023 - 17/01/2024: \$595,000

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)



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.

Account - Jellis Craig | P: 03 9379 2000





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