

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

2/21 HAZEL 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

or range
between

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2022

to

31 Aug 2023

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

1/9 HAZEL GROVE PASCOE VALE VIC 3044	\$696,000	03-Jun-23
2/12 FAWKNER ROAD PASCOE VALE VIC 3044	\$708,000	15-Jul-23
2/31 DEVON ROAD PASCOE VALE VIC 3044	\$735,000	30-Apr-23

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: 05 September 2023

**1/9 HAZEL GROVE PASCOE VALE
VIC 3044**

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Sold Price

\$696,000

Sold Date

03-Jun-23

Distance

0.22km**2/12 FAWKNER ROAD PASCOE
VALE VIC 3044**

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Sold Price

RS

\$708,000

Sold Date

15-Jul-23

Distance

0.81km**2/31 DEVON ROAD PASCOE VALE
VIC 3044**

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Sold Price

\$735,000

Sold Date

30-Apr-23

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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