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

2/63 Springhall Parade, Pascoe Vale South Vic 3044

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | <i>underquot</i> | ting | | |
|-----------------|-------------------|------|--------------|-------|------------------|------|--------|-------------------|
| Range betweer | n \$680,000 | | & | | \$720,000 | | | |
| Median sale pi | rice | | | | | | | |
| Median price | \$575,000 | Pro | operty Type | Unit | | | Suburb | Pascoe Vale South |
| Period - From | 21/02/2023 | to | 20/02/2024 | | So | urce | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|---|-----------|--------------|
| 1 | 1/1 Mitchell Pde PASCOE VALE SOUTH 3044 | \$701,000 | 26/10/2023 |
| 2 | 1/38 Victoria St COBURG 3058 | \$692,000 | 14/10/2023 |
| 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:

21/02/2024 09:52



McGrath





Property Type: Unit Agent Comments

Indicative Selling Price \$680,000 - \$720,000 Median Unit Price 21/02/2023 - 20/02/2024: \$575,000

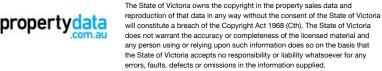
Comparable Properties



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 - McGrath | P: 03 8312 9222 | F: 03 9354 2586





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.