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

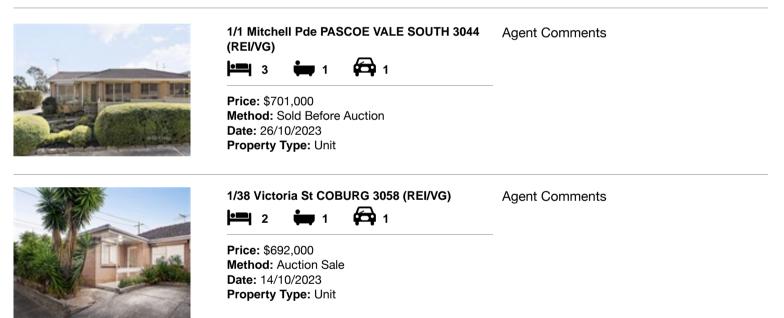




Property Type: Unit Agent Comments

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

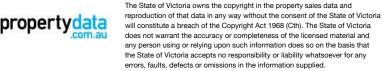
Comparable Properties



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.