

## 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

4/19 SNELL GROVE PASCOE VALE VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$545,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Aug 2022

to

31 Jul 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

2/24 PARK STREET PASCOE VALE VIC 3044	\$567,500	03-May-23
7/12 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$575,000	22-Jul-23
3/33 SYLVAN GROVE PASCOE VALE VIC 3044	\$661,000	14-Jun-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: 08 August 2023



**2/24 PARK STREET PASCOE VALE VIC 3044** Sold Price **\$567,500** Sold Date **03-May-23**

 2  1  1

Distance **1.1km**



**7/12 AUSTIN CRESCENT PASCOE VALE VIC 3044** Sold Price <sup>RS</sup> **\$575,000** Sold Date **22-Jul-23**

 2  1  1

Distance **1.04km**



**3/33 SYLVAN GROVE PASCOE VALE VIC 3044** Sold Price <sup>RS</sup> **\$661,000** Sold Date **14-Jun-23**

 2  1  1

Distance **1.41km**

RS = Recent sale      UN = Undisclosed Sale

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