

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

4/26 SNELL 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2023

to

31 Jan 2024

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

11/121-125 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$526,000	15-Sep-23
2/1 RHODES PARADE PASCOE VALE VIC 3044	\$520,000	03-Feb-24
1/11 CALLANDER ROAD PASCOE VALE VIC 3044	\$520,000	05-Sep-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: 07 February 2024



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11/121-125 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044

2 1 1

Sold Price **\$526,000** Sold Date **15-Sep-23**

Distance **0.1km**



2/1 RHODES PARADE PASCOE VALE VIC 3044

2 1 1

Sold Price ^{RS} **\$520,000** Sold Date **03-Feb-24**

Distance **0.2km**



1/11 CALLANDER ROAD PASCOE VALE VIC 3044

2 1 -

Sold Price **\$520,000** Sold Date **05-Sep-23**

Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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