

## 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

48 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

\$1,225,000

&

\$1,295,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Other

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

6B SUNSHINE STREET PASCOE VALE VIC 3044	\$1,370,000	23-Nov-22
4 BRYAN COURT PASCOE VALE VIC 3044	\$1,405,000	22-Jul-23
1C SEFTON STREET PASCOE VALE VIC 3044	\$1,460,000	10-Dec-22

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: 04 August 2023

**6B SUNSHINE STREET PASCOE VALE VIC 3044**

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Sold Price **\$1,370,000** Sold Date **23-Nov-22**Distance **1.75km****4 BRYAN COURT PASCOE VALE VIC 3044**

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Sold Price <sup>RS</sup> **\$1,405,000** Sold Date **22-Jul-23**Distance **1.38km****1C SEFTON STREET PASCOE VALE VIC 3044**

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Sold Price **\$1,460,000** Sold Date **10-Dec-22**Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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