

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

9/21 ARNDT ROAD 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2024

to

30 Apr 2025

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

4/26 ARNDT ROAD PASCOE VALE VIC 3044	\$610,000	27-Feb-25
4/99 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$610,000	31-Jan-25
1/16-18 ARNOLD COURT PASCOE VALE VIC 3044	\$585,000	26-Apr-25

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: 26 May 2025



4/26 ARNDT ROAD PASCOE VALE VIC 3044

Sold Price

^{RS} \$610,000

Sold Date

27-Feb-25

2

1

1

Distance

0.1km



4/99 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044

Sold Price

\$610,000

Sold Date

31-Jan-25

12

1

1

Distance

0.04km



1/16-18 ARNOLD COURT PASCOE VALE VIC 3044

Sold Price

^{RS} \$585,000

Sold Date

26-Apr-25

2

1

1

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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