

## 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

6/19 Arndt Road 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

\$597,000

&

\$655,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2019

to

30 Apr 2020

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

2/8 View Street Pascoe Vale VIC 3044	\$670,000	15-Feb-20
2/10 Lake Avenue Pascoe Vale VIC 3044	\$650,000	28-Mar-20
1/1 Farrington Street Pascoe Vale VIC 3044	\$610,000	22-Mar-20

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: 22 May 2020



**2/8 View Street Pascoe Vale VIC 3044**

Sold Price **\$670,000** Sold Date **15-Feb-20**

 2  1  1

Distance **0.69km**



**2/10 Lake Avenue Pascoe Vale VIC 3044**

Sold Price **\$650,000** Sold Date **28-Mar-20**

 2  1  1

Distance **0.51km**



**1/1 Farrington Street Pascoe Vale VIC 3044**

Sold Price **\$610,000** Sold Date **22-Mar-20**

 2  2  2

Distance **0.83km**

RS = Recent sale      UN = Undisclosed Sale

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