

# 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 5/21 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)

Range between \$540,000 & \$580,000

### Median sale price

Median price \$672,500 Property Type Unit Suburb Pascoe Vale

Period - From 01/04/2024 to 30/06/2024 Source REIV

### 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 six 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
1	9/121-125 Northumberland Rd PASCOE VALE 3044	\$565,000	14/06/2024
2	3/47 Austin Cr PASCOE VALE 3044	\$550,000	04/05/2024
3	3/11 Parker St PASCOE VALE 3044	\$575,000	27/04/2024

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 six months.~~

This Statement of Information was prepared on: 01/08/2024 10:05



Property Type: Unit

Agent Comments

## Comparable Properties



9/121-125 Northumberland Rd PASCOE VALE 3044 (REI) Agent Comments



Price: \$565,000

Method: Private Sale

Date: 14/06/2024

Property Type: Villa



3/47 Austin Cr PASCOE VALE 3044 (REI/VG) Agent Comments



Price: \$550,000

Method: Auction Sale

Date: 04/05/2024

Property Type: Unit



3/11 Parker St PASCOE VALE 3044 (REI/VG) Agent Comments



Price: \$575,000

Method: Sold Before Auction

Date: 27/04/2024

Property Type: Unit