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	6/23 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	$620,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	Unit	Suburb	Pascoe Vale
Period-from	01 Jul 2022	to	30 Jun 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
10/23 ARNDT ROAD PASCOE VALE VIC 3044	$665,000	17-Mar-23
3/33 SYLVAN GROVE PASCOE VALE VIC 3044	$661,000	14-Jun-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: 17 July 2023

RT Edgar

Annie Pham

M 0403688787

E apham@rtedgar.com.au



10/23 ARNDT ROAD PASCOE VALE VIC 3044

2 1 1

Sold Price **$665,000** Sold Date **17-Mar-23**

Distance **0.07km**



3/33 SYLVAN GROVE PASCOE VALE VIC 3044

2 1 1

Sold Price RS **$661,000** Sold Date **14-Jun-23**

Distance **1.09km**

RS = Recent sale **UN** = Undisclosed Sale

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