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	8/23 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	$635,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$637,000	Property type	Unit	Suburb	Pascoe Vale
Period-from	01 Jun 2022	to	31 May 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
1/34-36 CORNWALL ROAD PASCOE VALE VIC 3044	$630,000	22-Dec-22
2/2 DOUGLAS STREET PASCOE VALE VIC 3044	$623,000	02-Mar-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: 06 June 2023

RT Edgar

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10/23 ARNDT ROAD PASCOE VALE VIC 3044

2 1 1

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

Distance **0.04km**



1/34-36 CORNWALL ROAD PASCOE VALE VIC 3044

2 1 3

Sold Price **$630,000** Sold Date **22-Dec-22**

Distance **0.47km**



2/2 DOUGLAS STREET PASCOE VALE VIC 3044

2 1 1

Sold Price **$623,000** Sold Date **02-Mar-23**

Distance **0.7km**

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

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