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	1/562 PASCOE VALE 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	$315,000	~~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 May 2022	to	30 Apr 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
4/569 PASCOE VALE ROAD OAK PARK VIC 3046	$348,000	06-Mar-23
2/30 STANLEY STREET GLENROY VIC 3046	$349,999	30-Jan-23
2/2-6 CHAPMAN AVENUE GLENROY VIC 3046	$327,000	21-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: 22 May 2023