

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

1/1 Mitchell Parade, Pascoe Vale South Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000 & \$710,000

Median sale price

Median price \$592,500 Property Type Unit Suburb Pascoe Vale South

Period - From 01/04/2023 to 30/06/2023 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	22/899 Mt Alexander Rd ESSENDON 3040	\$770,000	24/06/2023
2	9/166 Reynard St COBURG 3058	\$656,000	24/08/2023
3	6/40 Royal Pde PASCOE VALE SOUTH 3044	\$635,000	09/09/2023

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:

13/09/2023 14:08



Property Type: Strata Unit/Flat

Land Size: 235 sqm approx

Agent Comments

Single level brick 3 bedroom, 1 bathroom property with a single car garage.

Indicative Selling Price

\$660,000 - \$710,000

Median Unit Price

June quarter 2023: \$592,500

Comparable Properties



22/899 Mt Alexander Rd ESSENDON 3040 (REI)



Price: \$770,000

Method: Auction Sale

Date: 24/06/2023

Rooms: 3

Property Type: Unit

Agent Comments

Larger complex however access to pool/amenities. One less bedroom however has an extra bathroom (master has an ensuite). In a better location - access to transport (not too close to freeway/schools).



9/166 Reynard St COBURG 3058 (REI)



Price: \$656,000

Method: Sold Before Auction

Date: 24/08/2023

Property Type: Unit

Agent Comments

Similar location, one less bedroom.



6/40 Royal Pde PASCOE VALE SOUTH 3044 (REI)



Price: \$635,000

Method: Auction Sale

Date: 09/09/2023

Rooms: 3

Property Type: Unit

Agent Comments

Smaller block size, similar brick style property, one less bedroom.