

# 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

1/2 Winona Grove, Pascoe Vale South 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 \$720,000 & \$790,000

### Median sale price

Median price \$690,500 Property Type Unit Suburb Pascoe Vale South

Period - From 01/10/2023 to 31/12/2023 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	15a Evans St MOONEE PONDS 3039	\$810,000	30/01/2024
2	3/22 Eastgate St PASCOE VALE SOUTH 3044	\$770,000	20/01/2024
3	3/224 Pascoe Vale Rd ESSENDON 3040	\$750,000	13/12/2023

**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: 12/02/2024 14:18



**Property Type:** Townhouse

Agent Comments

Complex built 2016, great accommodation 2 bedrooms plus study, open plan living/dining, full size kitchen and outdoor area. two bedrooms and two bathrooms

## Comparable Properties



**15a Evans St MOONEE PONDS 3039 (REI)**



**Price:** \$810,000

**Method:** Sold Before Auction

**Date:** 30/01/2024

**Property Type:** Townhouse (Res)

Agent Comments

Same year built, neighbouring superior suburb but in close proximity, very similar condition and accommodation,



**3/22 Eastgate St PASCOE VALE SOUTH 3044 (REI)**



**Price:** \$770,000

**Method:** Private Sale

**Date:** 20/01/2024

**Property Type:** Townhouse (Single)

Agent Comments

Great comparable as in close proximity and same suburb, Winona has street frontage.



**3/224 Pascoe Vale Rd ESSENDON 3040 (REI)**



**Price:** \$750,000

**Method:** Sold Before Auction

**Date:** 13/12/2023

**Property Type:** Townhouse (Res)

Agent Comments

Great comparable as in close proximity, same accommodation, Winona is superior as it is not directly on a main road.