

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 Sylvan Grove, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,111,250 Property Type House Suburb Pascoe Vale

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	2 Sylvan Gr PASCOE VALE 3044	\$1,020,000	06/09/2023
2	12 Merbein St PASCOE VALE 3044	\$1,013,000	24/06/2023
3	261 Gaffney St PASCOE VALE 3044	\$1,000,000	25/09/2023

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:

03/10/2023 12:36



3 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 637 sqm approx

Agent Comments

Indicative Selling Price
\$980,000 - \$1,050,000
Median House Price
June quarter 2023: \$1,111,250

Comparable Properties



2 Sylvan Gr PASCOE VALE 3044 (REI)

Agent Comments

3 1 1

Price: \$1,020,000

Method: Private Sale

Date: 06/09/2023

Property Type: House

Land Size: 628 sqm approx



12 Merbein St PASCOE VALE 3044 (REI/VG)

Agent Comments

3 1 2

Price: \$1,013,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House

Land Size: 591 sqm approx



261 Gaffney St PASCOE VALE 3044 (REI)

Agent Comments

3 1 2

Price: \$1,000,000

Method: Sold Before Auction

Date: 25/09/2023

Property Type: House

Land Size: 446 sqm approx

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575