

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 10 Mckeon Avenue, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,185,000 Property Type House Suburb Pascoe Vale South

Period - From 01/01/2023 to 31/03/2023 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	9 Mattingley Cr BRUNSWICK WEST 3055	\$1,350,000	01/07/2023
2	21 Lansdowne St PASCOE VALE SOUTH 3044	\$1,220,000	01/04/2023
3	76 Soudan St COBURG 3058	\$1,200,000	01/07/2023

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: 04/07/2023 10:43



   L. U.
Garage plus
OSP
3 1

Property Type: House

Land Size: 535 sqm approx

Agent Comments

Art Deco Brick home. Close to Park and walking distance to Melville Rd Tram.

Comparable Properties

9 Mattingley Cr BRUNSWICK WEST 3055 (REI) Agent Comments

 3  2  -

Price: \$1,350,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 508 sqm approx



21 Lansdowne St PASCOE VALE SOUTH 3044 Agent Comments (REI)

 4  1  2

Price: \$1,220,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 627 sqm approx



76 Soudan St COBURG 3058 (REI)

Agent Comments

 4  1  1

Price: \$1,200,000

Method: Sold Before Auction

Date: 01/07/2023

Property Type: House

Land Size: 600 sqm approx