

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 Quick Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,225,000 Property Type House Suburb Pascoe Vale

Period - From 01/07/2023 to 30/09/2023 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	7 Callander Rd PASCOE VALE 3044	\$1,280,000	03/07/2023
2	2 Stennis St PASCOE VALE 3044	\$1,260,000	01/07/2023
3	5 Sefton St PASCOE VALE 3044	\$1,160,000	27/05/2023

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: 15/11/2023 15:57

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2
 2
 5

Rooms: 5**Property Type:** House**Land Size:** 964 sqm approx**Agent Comments**

A sight to behold that seemingly stretches on forever, a 964 sq. metre level allotment with unrivalled potential highlights the rare opportunity presented by this classic timber home. Be quick and bring your best to the vast long-held setting of this charming mid-century residence that features an extra-deep, east-facing rear garden that's positively overflowing with manicured beds, fruit trees, lawn and endless inspiration.

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

September quarter 2023: \$1,225,000

Comparable Properties

**7 Callander Rd PASCOE VALE 3044 (REI)****Agent Comments**

3
 2
 1

Price: \$1,280,000**Method:** Private Sale**Date:** 03/07/2023**Property Type:** House (Res)**Land Size:** 872 sqm approx**2 Stennis St PASCOE VALE 3044 (REI)****Agent Comments**

3
 1
 3

Price: \$1,260,000**Method:** Auction Sale**Date:** 01/07/2023**Property Type:** House (Res)**Land Size:** 825 sqm approx**5 Sefton St PASCOE VALE 3044 (REI)****Agent Comments**

3
 1
 2

Price: \$1,160,000**Method:** Auction Sale**Date:** 27/05/2023**Property Type:** House (Res)**Land Size:** 929 sqm approx**Account - Jellis Craig**