

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

100 Springhall Parade, 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

\$1,220,000

 Property Type

House

 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	9 Mcpherson St COBURG 3058	\$1,386,000	28/10/2023
2	59 Marks St COBURG 3058	\$1,385,000	09/12/2023
3	59 Springhall Pde PASCOE VALE SOUTH 3044	\$1,300,000	08/12/2023

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:

30/01/2024 11:49



Property Type: House

Land Size: 270 sqm approx

Agent Comments

Comparable Properties



9 Mcpherson St COBURG 3058 (REI/VG)

Agent Comments



Price: \$1,386,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 295 sqm approx



59 Marks St COBURG 3058 (REI)

Agent Comments



Price: \$1,385,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)



59 Springhall Pde PASCOE VALE SOUTH 3044 (REI)

Agent Comments



Price: \$1,300,000

Method: Sold Before Auction

Date: 08/12/2023

Property Type: House (Res)

Land Size: 531 sqm approx