

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

10a Irma Grove, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,040,500

Property Type House

Suburb Pascoe Vale

Period - From 01/01/2024

to 31/03/2024

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	4a Rose St COBURG 3058	\$1,600,000	24/02/2024
2	13a Caringa St PASCOE VALE 3044	\$1,425,000	26/03/2024
3	4a Evelyn St PASCOE VALE 3044	\$1,410,000	17/06/2024

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:

10/07/2024 12:52

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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

March quarter 2024: \$1,040,500

Comparable Properties



4a Rose St COBURG 3058 (REI)

4 3 2

Price: \$1,600,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Agent Comments

Great comparable as both properties are new 4 bed residences with high end finishes. 4A Rose Street is located in the next suburb & is priced slightly higher, we still believe it is a comparable sale.



13a Caringa St PASCOE VALE 3044 (REI/VG)

4 3 2

Price: \$1,425,000

Method: Private Sale

Date: 26/03/2024

Property Type: Townhouse (Res)

Land Size: 291 sqm approx

Agent Comments

Great comparable as both properties are high end townhouse looking homes with high end finishes.



4a Evelyn St PASCOE VALE 3044 (REI)

4 3 2

Price: \$1,410,000

Method: Private Sale

Date: 17/06/2024

Property Type: Townhouse (Res)

Agent Comments

Great comparable as both properties are 4 bed side by side homes with high end finishes in the Pascoe Vale area.

Account - Whitefox Real Estate | P: 96459699



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