

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

11 Lyking Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$622,500 Property Type Unit 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.

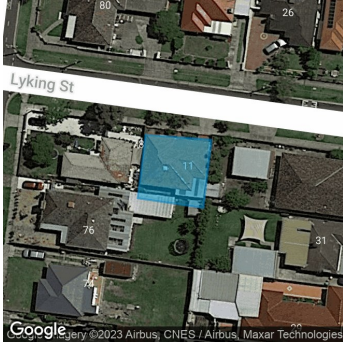
	Address of comparable property	Price	Date of sale
1	2/4 Perkin Av PASCOE VALE 3044	\$753,000	12/08/2023
2	2/37 Danin St PASCOE VALE 3044	\$745,000	02/08/2023
3	4/99 Essex St PASCOE VALE 3044	\$730,000	23/05/2023

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:

19/08/2023 12:56



3 2 L.U. Garage

Property Type: Unit
Land Size: 230 sqm approx
Agent Comments
Freestanding villa unit

Indicative Selling Price
\$720,000 - \$770,000
Median Unit Price
June quarter 2023: \$622,500

Comparable Properties



2/4 Perkin Av PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$753,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Unit



2/37 Danin St PASCOE VALE 3044 (REI)

Agent Comments

3 1 1

Price: \$745,000
Method: Private Sale
Date: 02/08/2023
Rooms: 5
Property Type: Unit
Land Size: 236 sqm approx



4/99 Essex St PASCOE VALE 3044 (REI)

Agent Comments

3 1 1

Price: \$730,000
Method: Private Sale
Date: 23/05/2023
Property Type: Villa
Land Size: 241 sqm approx