## 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

12 Kinross Street, Pascoe Vale Vic 3044

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$780,000		&		\$840,000			
Median sale pr	rice							
Median price	\$1,111,250	Pro	operty Type	Hou	se		Suburb	Pascoe Vale
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/200 Melville Rd PASCOE VALE SOUTH 3044	\$821,000	09/06/2023
2	345 Ohea St PASCOE VALE SOUTH 3044	\$810,000	29/03/2023
3	239 Bell St COBURG 3058	\$740,000	28/03/2023

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:

01/08/2023 09:44



12 Kinross Street, Pascoe Vale Vic 3044



John Cataldo 0399899575 johncataldo@jelliscraig.com.au





Rooms: 4 Property Type: House (Res) Land Size: 308 sqm approx

Agent Comments Original home on a subdivided block. Indicative Selling Price \$780,000 - \$840,000 Median House Price June quarter 2023: \$1,111,250

# **Comparable Properties**



1/200 Melville Rd PASCOE VALE SOUTH 3044 Agent Comments (REI/VG)



Price: \$821,000 Method: Private Sale Date: 09/06/2023 Property Type: House Land Size: 356 sqm approx



345 Ohea St PASCOE VALE SOUTH 3044 (REI/VG) 2 1 2 1 1



239 Bell St COBURG 3058 (REI/VG)



Agent Comments

Agent Comments



Price: \$740,000 Method: Private Sale Date: 28/03/2023 Property Type: House (Res) Land Size: 390 sqm approx

#### Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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