

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$840,000

### Median sale price

Median price \$1,111,250 Property Type House 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	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



3   1   1

**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)

3   1   4

**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**   **Agent Comments**  
(REI/VG)

2   1   1

**Price:** \$810,000

**Method:** Sold Before Auction

**Date:** 29/03/2023

**Property Type:** House (Res)

**Land Size:** 297 sqm approx



**239 Bell St COBURG 3058 (REI/VG)**   **Agent Comments**

3   1   1

**Price:** \$740,000

**Method:** Private Sale

**Date:** 28/03/2023

**Property Type:** House (Res)

**Land Size:** 390 sqm approx