

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 Mcgregor Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$1,030,000 & \$1,130,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Pascoe Vale

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	22 Derby St PASCOE VALE 3044	\$1,085,000	12/03/2024
2	15 Glyndon Av COBURG NORTH 3058	\$1,075,000	23/03/2024
3	22 Northumberland Rd PASCOE VALE 3044	\$1,075,000	28/02/2024

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:

03/04/2024 14:15



Property Type: House (Res)

Land Size: 436 sqm approx

Agent Comments

Comparable Properties



22 Derby St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$1,085,000

Method: Private Sale

Date: 12/03/2024

Property Type: House



15 Glyndon Av COBURG NORTH 3058 (REI)

Agent Comments



Price: \$1,075,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 553 sqm approx



22 Northumberland Rd PASCOE VALE 3044 (REI)

Agent Comments



Price: \$1,075,000

Method: Private Sale

Date: 28/02/2024

Property Type: House

Land Size: 662 sqm approx