

# 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 Ward Grove, Pascoe Vale South 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 \$1,020,000 & \$1,120,000

### Median sale price

Median price \$1,155,000 Property Type House Suburb Pascoe Vale South

Period - From 01/07/2022 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	7 Cantala St PASCOE VALE SOUTH 3044	\$1,098,000	08/05/2023
2	7 Kathleen St PASCOE VALE SOUTH 3044	\$1,020,000	01/04/2023
3	10 Jhonson St PASCOE VALE SOUTH 3044	\$1,000,000	15/06/2023

**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:

24/07/2023 13:47



**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 343 sqm approx

**Agent Comments**

Semi renovated adjoining art deco brick home offering 3 bedrooms 2 bathrooms and 2 car spaces.

## Comparable Properties



**7 Cantala St PASCOE VALE SOUTH 3044 (REI)**

**Agent Comments**



Larger land - freestanding home

**Price:** \$1,098,000

**Method:** Sold Before Auction

**Date:** 08/05/2023

**Property Type:** House (Res)



**7 Kathleen St PASCOE VALE SOUTH 3044 (REI/VG)**

**Agent Comments**



Unrenovated home with one less bathroom

**Price:** \$1,020,000

**Method:** Auction Sale

**Date:** 01/04/2023

**Property Type:** House (Res)

**Land Size:** 427 sqm approx



**10 Jhonson St PASCOE VALE SOUTH 3044 (REI)**

**Agent Comments**



Larger land - original home

**Price:** \$1,000,000

**Method:** Sold Before Auction

**Date:** 15/06/2023

**Property Type:** House (Res)

**Land Size:** 502 sqm approx