## 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 Wills Street, Pascoe Vale South Vic 3044

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$950,000		&		\$1,045,000				
Median sale p	rice								
Median price	\$1,220,000	Pro	Property Type Hou		ISE		Suburb	Pascoe Vale South	
Period - From	01/10/2023	to	31/12/2023		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	33 Brentwood Av PASCOE VALE SOUTH 3044	\$1,045,000	15/11/2023
2	555 Moreland Rd PASCOE VALE SOUTH 3044	\$1,002,500	12/12/2023
3	8 Ray St PASCOE VALE 3044	\$1,000,500	09/12/2023

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:

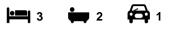
23/01/2024 11:13





Tayla Burr





Property Type: House (Previously Occupied - Detached) Land Size: 420 sqm approx Agent Comments 0399899575 0431307501 taylaburr@jelliscraig.com.au Indicative Selling Price

\$950,000 - \$1,045,000 Median House Price December quarter 2023: \$1,220,000

# **Comparable Properties**



33 Brentwood Av PASCOE VALE SOUTH 3044 Agent Comments (REI)



Price: \$1,045,000 Method: Private Sale Date: 15/11/2023 Property Type: House



555 Moreland Rd PASCOE VALE SOUTH 3044 Agent Comments (REI)



Price: \$1,002,500 Method: Private Sale Date: 12/12/2023 Property Type: House



8 Ray St PASCOE VALE 3044 (REI)

**1** 3 **1 2** 

Agent Comments

Price: \$1,000,500 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res)

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





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