

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 between

\$950,000

 &

\$1,045,000

Median sale price

Median price

\$1,220,000

 Property Type

House

 Suburb

Pascoe Vale South

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	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



3 2 1

Property Type: House (Previously Occupied - Detached)
Land Size: 420 sqm approx
Agent Comments

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)

3 1 1

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



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

3 1 1

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



8 Ray St PASCOE VALE 3044 (REI) **Agent Comments**

3 1 2

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