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

13 Dromana Avenue, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,100,000		&		\$1,200,000				
Median sale p	rice								
Median price	\$1,050,000	Pro	operty Type	Hous	se		Suburb	Pascoe Vale	
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.

Ade	dress of comparable property	Price	Date of sale
1	1 Sage St PASCOE VALE 3044	\$1,200,000	02/12/2023
2	351 Reynard St PASCOE VALE SOUTH 3044	\$1,150,000	04/10/2023
3	14 Everitt St HADFIELD 3046	\$1,100,000	14/10/2023

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:

20/02/2024 15:40









Property Type: House **Land Size:** 441 sqm approx Agent Comments Matthew McIntosh 03 9403 9300 0457 193 014 matthewmcintosh@jelliscraig.com.au

> Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2023: \$1,050,000

Comparable Properties



1 Sage St PASCOE VALE 3044 (REI/VG)



Price: \$1,200,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res) Land Size: 569 sqm approx Agent Comments

Agent Comments



(REI) Price: \$1,150,000

351 Reynard St PASCOE VALE SOUTH 3044

Method: Sold Before Auction Date: 04/10/2023 Property Type: House (Res)



14 Everitt St HADFIELD 3046 (REI/VG)



Agent Comments

Price: \$1,100,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res) Land Size: 615 sqm approx

Account - Jellis Craig | P: 03 9403 9300



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