

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 between \$1,100,000 & \$1,200,000

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	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



3 1 3

Property Type: House

Land Size: 441 sqm approx

Agent Comments

Comparable Properties



1 Sage St PASCOE VALE 3044 (REI/VG)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 569 sqm approx



351 Reynard St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

3 1 1

Price: \$1,150,000

Method: Sold Before Auction

Date: 04/10/2023

Property Type: House (Res)



14 Everitt St HADFIELD 3046 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 615 sqm approx