

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

133 Melville Road, Pascoe Vale South Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,500,000

 &

\$1,650,000

Median sale price

Median price

\$1,280,000

 Property Type

House

 Suburb

Pascoe Vale South

Period - From

01/01/2024

 to

31/03/2024

 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.

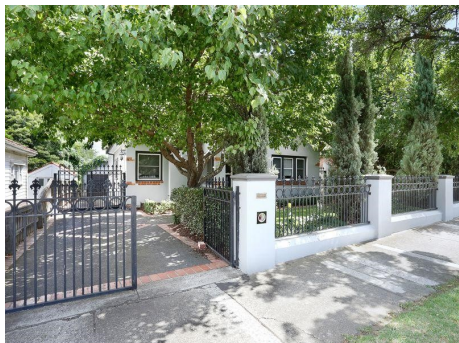
	Address of comparable property	Price	Date of sale
1	351 Moreland Rd COBURG 3058	\$1,625,000	21/03/2024
2	18 Second Av BRUNSWICK 3056	\$1,570,000	16/03/2024
3	16 Davern St PASCOE VALE SOUTH 3044	\$1,520,000	06/04/2024

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:

23/05/2024 12:40



Rooms: 7
Property Type: House
Land Size: 490 sqm approx

Agent Comments

Stunning Art Deco fully renovated. 2 Living areas. Blue Chip location. Zoned for Strathmore secondary College.

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

March quarter 2024: \$1,280,000

Comparable Properties

351 Moreland Rd COBURG 3058 (REI)

Agent Comments



Price: \$1,625,000
Method:
Date: 21/03/2024
Property Type: House



18 Second Av BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,570,000
Method: Auction Sale
Date: 16/03/2024
Rooms: 8
Property Type: House (Res)
Land Size: 481 sqm approx



16 Davern St PASCOE VALE SOUTH 3044 (REI)

Agent Comments



Price: \$1,520,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 490 sqm approx