

**Nelson  
Alexander**

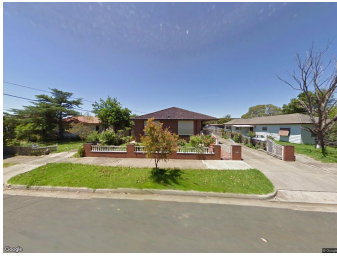
## **Statement of Information**

**14 KITCHENER ROAD, PASCOE VALE, VIC 3044**

**PREPARED BY MATT ROSSI, NELSON ALEXANDER PASCOE VALE**

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14 KITCHENER ROAD, PASCOE VALE, VIC**  5  -  -

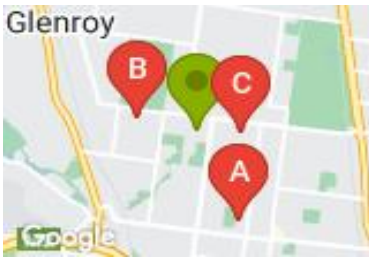
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$1,390,000 to \$1,480,000**

Provided by: Matt Rossi, Nelson Alexander Pascoe Vale

## MEDIAN SALE PRICE



**PASCOE VALE, VIC, 3044**

Suburb Median Sale Price (House)

**\$1,035,000**

01 October 2022 to 30 September 2023

Provided by: 

## COMPARABLE PROPERTIES

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.



**12 IRMA GR, PASCOE VALE, VIC 3044**

 4  3  2

Sale Price

**\*\$1,330,000**

Sale Date: 09/09/2023

Distance from Property: 1.4km



**48 SNELL GR, PASCOE VALE, VIC 3044**

 4  2  2

Sale Price

**\*\$1,425,000**

Sale Date: 02/09/2023

Distance from Property: 811m



**4 BRYAN CRT, PASCOE VALE, VIC 3044**

 4  2  3

Sale Price

**\$1,405,000**

Sale Date: 22/07/2023

Distance from Property: 572m



This report has been compiled on 01/11/2023 by Nelson Alexander Pascoe Vale. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode: 14 KITCHENER ROAD, PASCOE VALE, VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$1,390,000 to \$1,480,000

### Median sale price

Median price: \$1,035,000 Property type: House Suburb: PASCOE VALE  
Period: 01 October 2022 to 30 September 2023 Source: pricfinder

### Comparable property sales

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
12 IRMA GR, PASCOE VALE, VIC 3044	*\$1,330,000	09/09/2023
48 SNELL GR, PASCOE VALE, VIC 3044	*\$1,425,000	02/09/2023
4 BRYAN CRT, PASCOE VALE, VIC 3044	\$1,405,000	22/07/2023

This Statement of Information was prepared on: 01/11/2023