

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

14 Wonga Avenue, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$730,000 & \$780,000

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	48 Lorensen Av COBURG NORTH 3058	\$780,000	22/02/2024
2	3/17 Eastgate St PASCOE VALE SOUTH 3044	\$770,000	18/10/2023
3			

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: 08/03/2024 10:17



Property Type: Unit

Land Size: 249 sqm approx

Agent Comments

Comparable Properties



48 Lorensen Av COBURG NORTH 3058 (REI)



Price: \$780,000

Method: Private Sale

Date: 22/02/2024

Property Type: House

Land Size: 445 sqm approx

Agent Comments

48 Lorensen Avenue, Coburg North is a 2 bedroom, 1 bathroom, house. It is in a less renovated condition to 14 Wonga avenue, but is on a larger parcel of land.



3/17 Eastgate St PASCOE VALE SOUTH 3044 (REI/VG)



Price: \$770,000

Method: Sold Before Auction

Date: 18/10/2023

Property Type: Unit

Agent Comments

3/17 Eastgate St, Pascoe Vale South is a 2 bedroom villa unit. It is more renovated than 14 Wonga but has approx. the same internal room and is on a smaller parcel of land.

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. 14 Wonga Avenue, Pascoe Vale is hard to find comparable properties for as it is rare to have a villa sized home with 2 bedrooms on its own title, and classified as a house.