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 betweer	\$730,000		&		\$780,000				
Median sale p	rice								
Median price	\$1,050,000	Pro	operty Type	Hou	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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



14 Wonga Avenue, Pascoe Vale Vic 3044







Property Type: Unit Land Size: 249 sqm approx Agent Comments Dylan Francis 93875888 0421 023 832 dylanfrancis@jelliscraig.com.au

Indicative Selling Price \$730,000 - \$780,000 Median House Price December quarter 2023: \$1,050,000

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 then 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.

Account - Jellis Craig | P: 03 9387 5888





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