

# 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

16 Davern Street, Pascoe Vale South Vic 3044
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### Indicative selling price

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

Range between 

\$1,450,000
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 & 

\$1,550,000
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### Median sale price

Median price 

\$1,220,000
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 Property Type 

House
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 Suburb 

Pascoe Vale South
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Period - From 

01/10/2023
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 to 

31/12/2023
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 Source 

REIV
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### 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	14 Irma Gr PASCOE VALE 3044	\$1,600,000	07/02/2024
2	16 Disraeli Gr PASCOE VALE SOUTH 3044	\$1,545,000	10/02/2024
3	27 Mckeon Av PASCOE VALE SOUTH 3044	\$1,455,000	07/12/2023

**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: 

13/03/2024 09:29
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4 2 2

**Property Type:** House

**Land Size:** 490 sqm approx

Agent Comments

## Comparable Properties



**14 Irma Gr PASCOE VALE 3044 (REI)**

4 4 3

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 07/02/2024

**Property Type:** House

Agent Comments

14 Irma Grove is comparable due to the similar layout and bedrooms. It's also been recently renovated.



**16 Disraeli Gr PASCOE VALE SOUTH 3044 (REI)**

4 2 1

**Price:** \$1,545,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** House (Res)

Agent Comments

16 Disraeli Grove has been recently renovated to a high standard. This home is also a 4 bedroom, 2 bathroom house on over 300sqm of land.



**27 Mckean Av PASCOE VALE SOUTH 3044 (REI/VG)**

4 2 -

**Price:** \$1,455,000

**Method:** Sold Before Auction

**Date:** 07/12/2023

**Property Type:** House (Res)

**Land Size:** 602 sqm approx

Agent Comments

This property is a 4 bedroom, 2 bath home, even though it is located in the next suburb, we still believe it is a strong comparable.