Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

16 Davern Street, Pascoe Vale South Vic 3044
1

Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,220,000	Pro	perty Type	House		Suburb	Pascoe Vale South
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

Add	dress 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 comparableproperties 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





Dylan Francis 93875888 0421 023 832 dylanfrancis@jelliscraig.com.au

Indicative Selling Price \$1,450,000 - \$1,550,000 **Median House Price** December guarter 2023: \$1,220,000





Property Type: House Land Size: 490 sqm approx **Agent Comments**

Comparable Properties



14 Irma Gr PASCOE VALE 3044 (REI)





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)





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 Mckeon Av PASCOE VALE SOUTH 3044

(REI/VG) **--**4





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.

Account - Jellis Craig | P: 03 9387 5888





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