

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 Disraeli Grove, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between

\$1,350,000

 &

\$1,450,000

Median sale price

Median price

\$1,200,000

 Property Type

House

 Suburb

Pascoe Vale South

Period - From

01/07/2023

 to

30/09/2023

 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	44 Queen St COBURG 3058	\$1,475,000	11/11/2023
2	27 Purches Av PASCOE VALE SOUTH 3044	\$1,425,000	12/10/2023
3	36 Marks St COBURG 3058	\$1,360,000	18/11/2023

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:

18/12/2023 16:23



Property Type: House

Agent Comments

Renovated 10 years ago single front 4 bedroom home in the best location, energy sufficient modern home ready for a family to just move in.

Comparable Properties



44 Queen St COBURG 3058 (REI)



Price: \$1,475,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 317 sqm approx

Agent Comments

Great comparable as similar condition and size allotment in close proximity, Disraeli hasn't got a garage but of street parking.



27 Purches Av PASCOE VALE SOUTH 3044 (REI)



Price: \$1,425,000

Method: Sold Before Auction

Date: 12/10/2023

Property Type: House (Res)

Agent Comments

Good comparable as in close proximity, Purches is on a larger block but house accommodation and condition is very similar



36 Marks St COBURG 3058 (REI)



Price: \$1,360,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 428 sqm approx

Agent Comments

Good comparable as similar accommodation and in close proximity.