

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

17a Park Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/10/2022 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	2 Oak St PASCOE VALE 3044	\$1,225,000	10/09/2023
2	155a Landells Rd PASCOE VALE 3044	\$1,207,000	20/09/2023
3	22 Pleasant St PASCOE VALE 3044	\$1,152,500	09/09/2023

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: 30/10/2023 13:47



4 3 2

Property Type: Townhouse

Agent Comments

Brand new side by side double storey townhouse in Strathmore school zone

Comparable Properties



2 Oak St PASCOE VALE 3044 (REI)

4 3 2

Agent Comments

Similar age and overall size

Price: \$1,225,000

Method: Private Sale

Date: 10/09/2023

Property Type: House



155a Landells Rd PASCOE VALE 3044 (REI)

4 3 2

Agent Comments

Brand new inferior location further away from amenities

Price: \$1,207,000

Method: Private Sale

Date: 20/09/2023

Property Type: Townhouse (Single)



22 Pleasant St PASCOE VALE 3044 (REI)

4 2 2

Agent Comments

Similar accommodation older build

Price: \$1,152,500

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)