Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/11 Plymouth Avenue, Pascoe Vale Vic 3044

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$530,000		&		\$580,000			
Median sale p	rice							
Median price	\$622,500	Pro	operty Type	Unit			Suburb	Pascoe Vale
Period - From	01/04/2023	to	30/06/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	2/11 Talbot St HADFIELD 3046	\$590,000	03/08/2023
2	3/16 Norris St COBURG NORTH 3058	\$588,000	02/08/2023
3	3/236 Boundary Rd PASCOE VALE 3044	\$565,500	07/08/2023

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:

16/08/2023 09:45









Property Type: Villa Land Size: TBA sqm approx Agent Comments Adrian Petrucelli 03 9989 9575 403 096 839 AdrianPetrucelli@jelliscraig.com.au

> Indicative Selling Price \$530,000 - \$580,000 Median Unit Price June quarter 2023: \$622,500

Comparable Properties



2/11 Talbot St HADFIELD 3046 (REI)



Price: \$590,000 Method: Private Sale Date: 03/08/2023 Property Type: Townhouse (Single) Agent Comments



3/16 Norris St COBURG NORTH 3058 (REI)

Agent Comments



Price: \$588,000 Method: Sold Before Auction Date: 02/08/2023 Property Type: Townhouse (Res)



3/236 Boundary Rd PASCOE VALE 3044 (REI) Agent Comments



Price: \$565,500 Method: Sold Before Auction Date: 07/08/2023 Property Type: Unit

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575





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