

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 2/16 Quick Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$646,000 Property Type Unit Suburb Pascoe Vale

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	2/1 Mccracken Av PASCOE VALE 3044	\$595,000	26/06/2023
2	4/8 Bristol Rd PASCOE VALE 3044	\$552,500	22/07/2023
3	4/8-12 Bawden Ct PASCOE VALE 3044	\$550,000	08/09/2023

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: 07/12/2023 15:15



Rooms: 5

Property Type: Unit

Land Size: 185 sqm approx

Agent Comments

Comparable Properties



2/1 Mccracken Av PASCOE VALE 3044 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 26/06/2023

Property Type: Unit



4/8 Bristol Rd PASCOE VALE 3044 (REI)

Agent Comments



Price: \$552,500

Method: Private Sale

Date: 22/07/2023

Property Type: Unit



4/8-12 Bawden Ct PASCOE VALE 3044 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 08/09/2023

Property Type: Townhouse (Single)