## 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 2/1a View Street, Pascoe Vale Vic 3044

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$580,000		&		\$630,000					
Median sale p	rice									
Median price	\$655,000	Pro	operty Type	Unit			Suburb	Pascoe Vale		
Period - From	01/10/2023	to	31/12/2023		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	4/32 Hazel Gr PASCOE VALE 3044	\$625,000	29/02/2024
2	31/22-26 Pascoe St PASCOE VALE 3044	\$625,000	08/03/2024
3	4/2 Douglas St PASCOE VALE 3044	\$596,000	02/03/2024

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:

20/03/2024 12:17









Property Type: Townhouse (Res) Agent Comments

Adrian Petrucelli 03 9989 9575 403 096 839 AdrianPetrucelli@jelliscraig.com.au

> **Indicative Selling Price** \$580,000 - \$630,000 **Median Unit Price** December quarter 2023: \$655,000

# **Comparable Properties**



4/32 Hazel Gr PASCOE VALE 3044 (REI)



CALDER

Price: \$625,000 Method: Sold Before Auction Date: 29/02/2024 Property Type: Unit

31/22-26 Pascoe St PASCOE VALE 3044 (REI) Agent Comments



Price: \$625,000 Method: Private Sale Date: 08/03/2024 Property Type: Townhouse (Single)



4/2 Douglas St PASCOE VALE 3044 (REI) 2 **D** 1

Agent Comments

Agent Comments

Price: \$596,000 Method: Auction Sale Date: 02/03/2024 Property Type: Townhouse (Res) Land Size: 137 sqm approx

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



propertydata

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