## 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 2/53 Kent Road, Pascoe Vale Vic 3044

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$700,000		&		\$770,000				
Median sale p	rice								
Median price	\$646,000	Pro	operty Type	Unit			Suburb	Pascoe Vale	
Period - From	01/07/2023	to	30/09/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	2/11 Oak St PASCOE VALE 3044	\$750,000	11/11/2023
2	2/21 Hazel Gr PASCOE VALE 3044	\$720,000	07/10/2023
3	3/22 Kitchener Rd PASCOE VALE 3044	\$720,000	10/09/2023

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:

18/12/2023 13:41









Property Type: Land Size: 137 sqm approx Agent Comments Adrian Petrucelli 03 9989 9575 403 096 839 AdrianPetrucelli@jelliscraig.com.au

Indicative Selling Price \$700,000 - \$770,000 Median Unit Price September quarter 2023: \$646,000

# **Comparable Properties**



2/11 Oak St PASCOE VALE 3044 (REI)

2/21 Hazel Gr PASCOE VALE 3044 (REI/VG)

**D** 1



Price: \$750,000 Method: Auction Sale Date: 11/11/2023 Property Type: Townhouse (Res) Agent Comments

Agent Comments



Price: \$720,000 Method: Auction Sale Date: 07/10/2023 Property Type: Townhouse (Res) Land Size: 114 sqm approx

2

2



3/22 Kitchener Rd PASCOE VALE 3044 (REI/VG)

Agent Comments

Price: \$720,000 Method: Sold After Auction Date: 10/09/2023 Property Type: Townhouse (Single)

2

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





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