

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

2/53 Kent Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$700,000 & \$770,000

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	2/11 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

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

September quarter 2023: \$646,000



2 2 1

Property Type:

Land Size: 137 sqm approx

Agent Comments

Comparable Properties



2/11 Oak St PASCOE VALE 3044 (REI)

Agent Comments

2 2 1

Price: \$750,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Townhouse (Res)



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

Agent Comments

2 1 1

Price: \$720,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)

Land Size: 114 sqm approx



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

Agent Comments

2 2 1

Price: \$720,000

Method: Sold After Auction

Date: 10/09/2023

Property Type: Townhouse (Single)