Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

/61 Eastgate Street, Pascoe Vale South Vic 3044
/6

Indicative selling price

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

Range between \$700,000	&	\$750,000
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Median sale price

Median price	\$640,000	Pro	perty Type U	Init		Suburb	Pascoe Vale South
Period - From	01/04/2023	to	31/03/2024	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	3/22 Eastgate St PASCOE VALE SOUTH 3044	\$770,000	20/01/2024
2	2/63 Springhall Pde PASCOE VALE SOUTH 3044	\$690,000	24/04/2024
3	3/450-452 Bell St PASCOE VALE SOUTH 3044	\$680,000	21/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/04/2024 12:28





Christian Lonzi 8378 0500 0403 344 279 christianlonzi@jelliscraig.com.au

Indicative Selling Price \$700,000 - \$750,000 **Median Unit Price**

Year ending March 2024: \$640,000

-MOIGATE STREET 18.6

Property Type: Unit **Agent Comments** Single level villa unit on block of 6 other units. Needing renovation but quite neat.

Comparable Properties

MapTiler © OpenStreetMap contributors



3/22 Eastgate St PASCOE VALE SOUTH 3044 (REI/VG)

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Price: \$770,000 Method: Private Sale Date: 20/01/2024

Property Type: Townhouse (Single)

Agent Comments

Superior as much newer and much more renovated. Inferior as a single garage.



2/63 Springhall Pde PASCOE VALE SOUTH

3044 (REI)

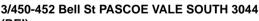
Price: \$690.000

Method: Sold Before Auction

Date: 24/04/2024 Property Type: Unit

Agent Comments

Superior in location on better part of Pascoe Vale South and also more freshly updated. Inferior as one bathroom and older build.



(REI) **└─** 2

Agent Comments

Superior as a new property but inferior as on a main road.

Price: \$680.000

Method: Sold Before Auction

Date: 21/11/2023

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



