

# 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 2/61 Eastgate Street, Pascoe Vale South Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$640,000 Property Type Unit Suburb Pascoe Vale South

Period - From 01/04/2023 to 31/03/2024 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	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 comparable properties 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



**Property Type:** Unit

**Agent Comments**

Single level villa unit on block of 6 other units. Needing renovation but quite neat.

## Comparable Properties



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



**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.



**3/450-452 Bell St PASCOE VALE SOUTH 3044 (REI)**



**Price:** \$680,000

**Method:** Sold Before Auction

**Date:** 21/11/2023

**Property Type:** Townhouse (Res)

**Agent Comments**

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