

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

2/63 Springhall Parade, Pascoe Vale South Vic 3044
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Indicative selling price

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

Range between

\$680,000

 &

\$720,000

Median sale price

Median price

\$575,000

 Property Type

Unit

 Suburb

Pascoe Vale South

Period - From

21/02/2023

 to

20/02/2024

 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	1/1 Mitchell Pde PASCOE VALE SOUTH 3044	\$701,000	26/10/2023
2	1/38 Victoria St COBURG 3058	\$692,000	14/10/2023
3			

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:

21/02/2024 09:52



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

21/02/2023 - 20/02/2024: \$575,000

Comparable Properties



1/1 Mitchell Pde PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments

3 1 1

Price: \$701,000

Method: Sold Before Auction

Date: 26/10/2023

Property Type: Unit



1/38 Victoria St COBURG 3058 (REI/VG)

Agent Comments

2 1 1

Price: \$692,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Unit

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.

Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586



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