## 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

2/96 Reynolds Parade, Pascoe Vale South Vic 3044

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$530,000		&		\$580,000			
Median sale p	rice							
Median price	\$690,500	Pro	operty Type	Unit			Suburb	Pascoe Vale South
Period - From	01/10/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	6/113 Landells Rd PASCOE VALE 3044	\$575,000	22/10/2023
2	7/46 Hudson St COBURG 3058	\$565,000	06/10/2023
3	3/46 Austin Cr PASCOE VALE 3044	\$560,000	29/01/2024

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.

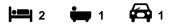
This Statement of Information was prepared on:

06/03/2024 09:46









Property Type: Townhouse Agent Comments Yash Akpinar 03 9387 5888 0434 813 050 YashAkpinar@jelliscraig.com.au

Indicative Selling Price \$530,000 - \$580,000 Median Unit Price December quarter 2023: \$690,500

# **Comparable Properties**





6/113 Landells Rd PASCOE VALE 3044 (REI/VG)



Price: \$575,000 Method: Private Sale Date: 22/10/2023 Rooms: 7 Property Type: Townhouse (Res)

7/46 Hudson St COBURG 3058 (REI/VG)

Agent Comments

Agent Comments



Price: \$565,000 Method: Private Sale Date: 06/10/2023 Property Type: Townhouse (Res)



3/46 Austin Cr PASCOE VALE 3044 (REI/VG)



Agent Comments

Price: \$560,000 Method: Sold Before Auction Date: 29/01/2024 Property Type: Townhouse (Res)

#### Account - Jellis Craig | P: 03 9387 5888



property data

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