

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$580,000

### Median sale price

Median price \$690,500 Property Type Unit Suburb Pascoe Vale South

Period - From 01/10/2023 to 31/12/2023 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	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

## Comparable Properties



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

Agent Comments



**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



**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)