## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 21 Tate Street, Pascoe Vale South Vic 3044

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |               |     |             |     |             |      |        |                   |  |
|--|---------------|-----|-------------|-----|-------------|------|--------|-------------------|--|
| Range betwee   | n \$1,380,000 |     | &           |     | \$1,480,000 |      |        |                   |  |
| Median sale price  |               |     |             |     |             |      |        |                   |  |
| Median price   | \$1,185,000   | Pro | operty Type | Hou | se          |      | Suburb | Pascoe Vale South |  |
| Period - From  | 01/10/2022    | to  | 30/09/2023  |     | 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.

| Add | dress of comparable property        | Price       | Date of sale |
|-----|-------------------------------------|-------------|--------------|
| 1   | 31 Turner St PASCOE VALE SOUTH 3044 | \$1,580,000 | 18/11/2023   |
| 2   | 35 Hatter St PASCOE VALE SOUTH 3044 | \$1,404,000 | 02/12/2023   |
| 3   | 342 Ohea St PASCOE VALE SOUTH 3044  | \$1,370,000 | 25/11/2023   |

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:

06/12/2023 12:06



21 Tate Street, Pascoe Vale South Vic 3044



**Chauntel Considine** 





Rooms: 5 Property Type: House Land Size: 945 sqm approx 9379 2000 0407 741 456 chauntelconsidine@jelliscraig.com.au Indicative Selling Price

\$1,380,000 - \$1,480,000 Median House Price Year ending September 2023: \$1,185,000

Agent Comments

Ideal development site with town planning approved for 4 street frontage townhouses in a court location.

# **Comparable Properties**

| 31 Turner St PASCOE VALE SOUTH 3044 (REI)<br>5 2 2 4<br>Price: \$1,580,000<br>Method: Auction Sale<br>Date: 18/11/2023<br>Property Type: House (Res)<br>Land Size: 829 sqm approx | Agent Comments<br>Bigger house on a smaller block.  |
|---|---|
| 35 Hatter St PASCOE VALE SOUTH 3044 (REI)<br>4 2 2 2<br>Price: \$1,404,000<br>Method: Auction Sale<br>Date: 02/12/2023<br>Property Type: House (Res)<br>Land Size: 660 sqm approx | Agent Comments<br>Bigger house on a smaller block.  |
| 342 Ohea St PASCOE VALE SOUTH 3044 (REI)<br>3 1 2 4<br>Price: \$1,370,000<br>Method: Auction Sale<br>Date: 25/11/2023<br>Property Type: House (Res)<br>Land Size: 789 sqm approx  | Agent Comments<br>Smaller block in a busier street. |

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



propertydata

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