

# 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

21 Tate 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 \$1,380,000 & \$1,480,000

### Median sale price

Median price \$1,185,000 Property Type House Suburb Pascoe Vale South

Period - From 01/10/2022 to 30/09/2023 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	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



**Rooms:** 5

**Property Type:** House

**Land Size:** 945 sqm approx

**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)**

**Agent Comments**



Bigger house on a smaller block.

**Price:** \$1,580,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 829 sqm approx



**35 Hatter St PASCOE VALE SOUTH 3044 (REI)**

**Agent Comments**



Bigger house on a smaller block.

**Price:** \$1,404,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 660 sqm approx



**342 Ohea St PASCOE VALE SOUTH 3044 (REI)**

**Agent Comments**



Smaller block in a busier street.

**Price:** \$1,370,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** House (Res)

**Land Size:** 789 sqm approx