

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 26 Heliopolis Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$1,620,000 & \$1,720,000

Median sale price

Median price \$1,220,000 Property Type House 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	51 Clarendon St COBURG 3058	\$1,750,000	04/11/2023
2	33b Martin St PASCOE VALE 3044	\$1,657,000	09/12/2023
3	21 Rainer St PASCOE VALE SOUTH 3044	\$1,645,000	10/10/2023

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: 30/01/2024 15:39

Indicative Selling Price

\$1,620,000 - \$1,720,000

Median House Price

December quarter 2023: \$1,220,000



5 2 4

Property Type:

Divorce/Estate/Family Transfers

Land Size: 636 sqm approx

Agent Comments

Comparable Properties



51 Clarendon St COBURG 3058 (REI)

Agent Comments

4 3 1

Price: \$1,750,000

Method: Auction Sale

Date: 04/11/2023

Property Type: House (Res)



33b Martin St PASCOE VALE 3044 (REI)

Agent Comments

4 3 2

Price: \$1,657,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)



21 Rainer St PASCOE VALE SOUTH 3044 (REI) Agent Comments

5 2 4

Price: \$1,645,000

Method: Private Sale

Date: 10/10/2023

Property Type: House (Res)