

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 27 Purches Avenue, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$1,290,000 & \$1,400,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Pascoe Vale South

Period - From 01/04/2023 to 30/06/2023 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	109 Gordon St COBURG 3058	\$1,395,000	12/08/2023
2	637 Moreland Rd PASCOE VALE SOUTH 3044	\$1,375,000	01/04/2023
3			

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: 08/09/2023 15:02



Rooms: 5

Property Type: House (Res)

Land Size: 450 sqm approx

Agent Comments

Comparable Properties



109 Gordon St COBURG 3058 (REI)

Agent Comments



Price: \$1,395,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 537 sqm approx



637 Moreland Rd PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments



This is larger land but it is on a main road.

Price: \$1,375,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 661 sqm approx

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.

Account - Jellis Craig