

# 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 2a Hatter 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 \$690,000 & \$759,000

### Median sale price

Median price \$687,500 Property Type Unit Suburb Pascoe Vale South

Period - From 01/01/2024 to 31/03/2024 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 | 3/17 Hudson St COBURG 3058        | \$755,000 | 12/04/2024   |
| 2 | 5/13 Plymouth Av PASCOE VALE 3044 | \$725,000 | 02/03/2024   |
| 3 | 1/296 Bell St COBURG 3058         | \$715,000 | 27/12/2023   |

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: 04/06/2024 13:03



3   1   1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties

**3/17 Hudson St COBURG 3058 (VG)**

Agent Comments

3   -   -

**Price:** \$755,000

**Method:** Sale

**Date:** 12/04/2024

**Property Type:** Flat/Unit/Apartment (Res)



**5/13 Plymouth Av PASCOE VALE 3044 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$725,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** Townhouse (Res)

**1/296 Bell St COBURG 3058 (VG)**

Agent Comments

3   -   -

**Price:** \$715,000

**Method:** Sale

**Date:** 27/12/2023

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit