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 3/12 Surrey Street, Pascoe Vale Vic 3044

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$480,000		&		\$520,000			
Median sale p								
Median price	\$655,000	Pro	operty Type	Unit			Suburb	Pascoe Vale
Period - From	01/10/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	3/3 Raeburn St PASCOE VALE 3044	\$520,000	23/01/2024
2	2/43 Surrey St PASCOE VALE 3044	\$510,000	21/09/2023
3	3/43 Surrey St PASCOE VALE 3044	\$480,000	19/11/2023

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:

12/03/2024 12:36





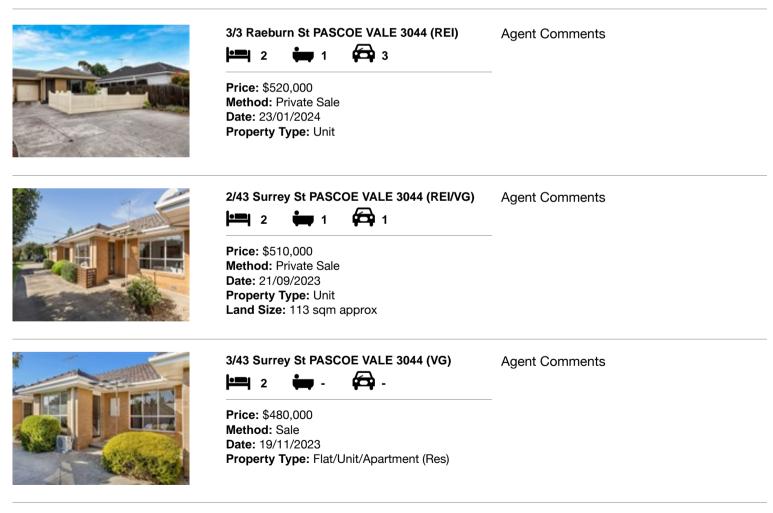
John Cataldo 0399899575 johncataldo@jelliscraig.com.au





Property Type: Unit Agent Comments Updated street frontage Villa unit. Indicative Selling Price \$480,000 - \$520,000 Median Unit Price December quarter 2023: \$655,000

Comparable Properties



Account - Jellis Craig Pascoe Vale | P: 03 9989 9575





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