

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

3/22 Eastgate Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$760,000 & \$820,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Pascoe Vale South

Period - From 01/07/2023 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	1/15 Olive Gr PASCOE VALE 3044	\$822,000	01/07/2023
2			
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: 16/10/2023 14:43



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/15 Olive Gr PASCOE VALE 3044 (REI/VG)



Agent Comments

Great comparable as both properties are two bed townhouses.

Price: \$822,000

Method: Auction Sale

Date: 01/07/2023

Property Type: Townhouse (Res)

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. There is only once comparable property in the area, both properties have similar aesthetics and are both two bedroom townhouses.