

# 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 Irvine Street, Pascoe Vale 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 \$745,000 & \$795,000

### Median sale price

Median price \$646,000 Property Type Unit Suburb Pascoe Vale

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	3/17 Eastgate St PASCOE VALE SOUTH 3044	\$770,000	18/10/2023
2	2/21 Hazel Gr PASCOE VALE 3044	\$720,000	07/10/2023
3	3/22 Kitchener Rd PASCOE VALE 3044	\$720,000	10/09/2023

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:

10/01/2024 10:09



**Property Type:** Unit

**Land Size:** 175 sqm approx

Agent Comments

Built 2015 ( rear of only 3 in the block) open plan living, spacious kitchen, dining and living overlooking amazing courtyard . sunlight throughout the whole unit. 2 bedrooms, master with ensuite and lots of storage.

## Comparable Properties



**3/17 Eastgate St PASCOE VALE SOUTH 3044 (REI/VG)**



**Price:** \$770,000

**Method:** Sold Before Auction

**Date:** 18/10/2023

**Property Type:** Unit

Agent Comments

Very good comparable, similar condition and accommodation.



**2/21 Hazel Gr PASCOE VALE 3044 (REI/VG)**



**Price:** \$720,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** Townhouse (Res)

**Land Size:** 114 sqm approx

Agent Comments

Great comparable as in close proximity, Irvine however is single level living and has a second bathroom so superior.



**3/22 Kitchener Rd PASCOE VALE 3044 (REI/VG)**



**Price:** \$720,000

**Method:** Sold After Auction

**Date:** 10/09/2023

**Property Type:** Townhouse (Single)

Agent Comments

Good comparable as both in great condition and similar accommodation, Irvine is superior however in location and because it is single level living.