

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

3/50 Pardy Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

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

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	2/58 Railway Pde PASCOE VALE 3044	\$725,000	01/05/2024
2	411a Gaffney St PASCOE VALE 3044	\$680,000	20/05/2024
3	4/57 Northumberland Rd PASCOE VALE 3044	\$662,500	30/05/2024

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:

18/06/2024 08:43



2 1 1

Property Type: Townhouse

Agent Comments

Modern townhouse in sought after location. Walking distance to Pascoe Vale Station.
Zoned for Strathmore Secondary College.

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

March quarter 2024: \$635,000

Comparable Properties

2/58 Railway Pde PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$725,000

Method:

Date: 01/05/2024

Property Type: Townhouse (Single)



411a Gaffney St PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$680,000

Method: Sold Before Auction

Date: 20/05/2024

Property Type: Townhouse (Res)



4/57 Northumberland Rd PASCOE VALE 3044 (REI)

Agent Comments

2 2 2

Price: \$662,500

Method: Sold Before Auction

Date: 30/05/2024

Property Type: Townhouse (Res)

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