

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 3/54 Austin Crescent, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,040,500 Property Type House 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		
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: 15/05/2024 14:36

Rebecca Smith
0403 777 424

rebecca@whitefoxrealestate.com.au



 3  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2024: \$1,040,500

Comparable Properties

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 are no comparable properties in the area. 3/54 Austin Crescent is a newer build with three bedrooms and high end finishes. The property next door, unit 1 sold for a slightly higher price, but sold more than 6 months ago and had an extra bedroom.

Account - Whitefox Real Estate | P: 96459699



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