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

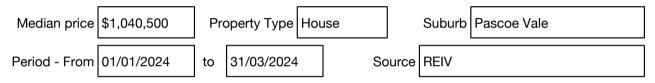
32 Burgundy Street, Pascoe Vale Vic 3044

Indicative selling price

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			consumer.vic.gov.a	a/ under quoting

Single price \$950,000

Median sale price



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	12 Wicklow St PASCOE VALE 3044	\$928,000	25/11/2023
2	5 Surrey St PASCOE VALE 3044	\$910,000	26/02/2024
3	246 Ohea St PASCOE VALE SOUTH 3044	\$875,000	02/12/2023

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:

16/05/2024 11:47









Property Type: House (Res) **Land Size:** 416 sqm approx Agent Comments Erhan Kalistu (03) 9989 9575 0406 062 280 ErhanKalistu@jelliscraig.com.au

Indicative Selling Price \$950,000 Median House Price March quarter 2024: \$1,040,500

Comparable Properties



12 Wicklow St PASCOE VALE 3044 (REI/VG)



Price: \$928,000 Method: Auction Sale Date: 25/11/2023 Property Type: House (Res) Land Size: 503 sqm approx



5 Surrey St PASCOE VALE 3044 (REI/VG)

Agent Comments

Agent Comments

Agent Comments





Price: \$910,000 Method: Sold Before Auction Date: 26/02/2024 Property Type: House Land Size: 535 sqm approx

246 Ohea St PASCOE VALE SOUTH 3044 (REI/VG)

1 2 **1 1 1**

Price: \$875,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res) Land Size: 449 sqm approx

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

propertydata



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