

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

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

Single price \$950,000

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	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

Comparable Properties



12 Wicklow St PASCOE VALE 3044 (REI/VG)

Agent Comments



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



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)

Agent Comments



Price: \$875,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 449 sqm approx