

# 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 Prendergast Street, Pascoe Vale South 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 \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,220,000 Property Type House Suburb Pascoe Vale South

Period - From 01/10/2023 to 31/12/2023 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	34 Dale Av PASCOE VALE 3044	\$1,800,000	09/09/2023
2	29 Woodlands Av PASCOE VALE SOUTH 3044	\$1,800,000	02/09/2023
3	2 Jamieson St COBURG 3058	\$1,715,000	30/08/2023

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: 22/02/2024 11:12

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

December quarter 2023: \$1,220,000



4   2   2

**Property Type:** House (Res)

**Land Size:** 483 sqm approx

Agent Comments

## Comparable Properties



**34 Dale Av PASCOE VALE 3044 (REI/VG)**

Agent Comments

4   4   3

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)

**Land Size:** 510 sqm approx



**29 Woodlands Av PASCOE VALE SOUTH 3044 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 440 sqm approx



**2 Jamieson St COBURG 3058 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,715,000

**Method:** Private Sale

**Date:** 30/08/2023

**Property Type:** House (Res)

**Land Size:** 525 sqm approx