

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 328 O'Hea Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,202,500 Property Type House Suburb Pascoe Vale South

Period - From 01/04/2023 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	76 Grandview Av PASCOE VALE SOUTH 3044	\$1,070,500	23/03/2024
2	189 Derby St PASCOE VALE 3044	\$985,000	13/04/2024
3	2 Kaumple St PASCOE VALE 3044	\$955,000	04/05/2024

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.~~

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Irene Androulidakis
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Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

Year ending March 2024: \$1,202,500



3 1 2

Property Type: House

Land Size: 514 sqm approx

Agent Comments

Original 1955 home, 3 bedrooms formal lounge and separate kitchen on 517sqm block, corner allotment

Comparable Properties



76 Grandview Av PASCOE VALE SOUTH 3044 (REI)

3 2 2

Price: \$1,070,500

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 531 sqm approx

Agent Comments

Great comparable as similar size and accommodation, same suburb however Grandview is south of Bell st.



189 Derby St PASCOE VALE 3044 (REI)

3 1 4

Price: \$985,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 669 sqm approx

Agent Comments

Great comparable as in close proximity and similar condition and accommodation, Ohea slightly superior to Derby st.



2 Kaumple St PASCOE VALE 3044 (REI)

2 1 3

Price: \$955,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Agent Comments

Great comparable as recently sold, similar condition and same allotment size, however Ohea st is superior as corner block.

Account - Jellis Craig | P: 03 9379 2000



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