

# 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

33 Derby Street, Pascoe Vale 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,050,000 Property Type House Suburb Pascoe Vale

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	2 Valerie St PASCOE VALE 3044	\$1,265,000	15/11/2023
2	362 Reynard St PASCOE VALE SOUTH 3044	\$1,170,000	06/03/2024
3	13 Dromana Av PASCOE VALE 3044	\$1,165,000	13/03/2024

**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.~~

This Statement of Information was prepared on:

10/04/2024 16:32



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 603 sqm approx

Agent Comments

## Comparable Properties



**2 Valerie St PASCOE VALE 3044 (REI/VG)**

Agent Comments



**Price:** \$1,265,000

**Method:** Auction Sale

**Date:** 15/11/2023

**Property Type:** House

**Land Size:** 510 sqm approx



**362 Reynard St PASCOE VALE SOUTH 3044 (REI)**

Agent Comments



**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 06/03/2024

**Property Type:** House (Res)

**Land Size:** 479 sqm approx



**13 Dromana Av PASCOE VALE 3044 (REI)**

Agent Comments



**Price:** \$1,165,000

**Method:** Sold Before Auction

**Date:** 13/03/2024

**Property Type:** House (Res)