Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 33 Derby Street, Pascoe Vale Vic 3044

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,050,000	Pro	operty Type	Hou	se		Suburb	Pascoe Vale
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress 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 0399899575 0431307501 taylaburr@jelliscraig.com.au Indicative Selling Price

\$1,150,000 - \$1,250,000 Median House Price December quarter 2023: \$1,050,000

Comparable Properties



2 Valerie St PASCOE VALE 3044 (REI/VG)



Price: \$1,265,000 Method: Auction Sale Date: 15/11/2023 Property Type: House Land Size: 510 sqm approx Agent Comments

Agent Comments



(REI) Image: 3 Image: 1 Ima

362 Reynard St PASCOE VALE SOUTH 3044



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)

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



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