

# 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

33b Martin 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 \$1,550,000 & \$1,650,000

### Median sale price

Median price \$1,225,000 Property Type House Suburb Pascoe Vale

Period - From 01/07/2023 to 30/09/2023 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	13 Parker St PASCOE VALE 3044	\$1,750,000	29/06/2023
3			

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: 16/11/2023 12:12



**Property Type:** House

Agent Comments

## Comparable Properties



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



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

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)

Agent Comments

Good comparable as both properties are newer four bedroom homes with high end finishes. 34 Dale St has an extra bathroom and two extra car spaces and is on a slightly larger block, hence why it sold at a higher price. We chose this comparable due to the similar aesthetics.



**13 Parker St PASCOE VALE 3044 (REI/VG)**



**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 29/06/2023

**Property Type:** House

**Land Size:** 400 sqm approx

Agent Comments

Good comparable as both properties are newer four bedroom homes with high end finishes. 13 Parker St has 2 extra car spaces, we chose this comparable due to the similar aesthetics. Even though it sold at a higher price we still believe it is a good comparable.

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. There are only two comparable properties in the area. 33B Martin Street, Pascoe Vale is a brand new side by side residence with high end finishes. 34 Dale Ave and 13 Parker Street Pascoe Vale are the only two recently sold properties with similar features and attributes.