

# 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 34 Jhonson 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 \$950,000 & \$1,040,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Pascoe Vale South

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	12 Kathleen St PASCOE VALE SOUTH 3044	\$1,027,000	30/08/2023
2	5 Sussex St PASCOE VALE SOUTH 3044	\$965,000	16/09/2023
3	299 Ohea St PASCOE VALE SOUTH 3044	\$950,000	02/09/2023

**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.~~

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**Indicative Selling Price**

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

**Median House Price**

September quarter 2023: \$1,200,000



**Property Type:** House

Agent Comments

## Comparable Properties



**12 Kathleen St PASCOE VALE SOUTH 3044 (REI/VG)**

Agent Comments



**Price:** \$1,027,000

**Method:** Private Sale

**Date:** 30/08/2023

**Property Type:** House (Res)

**Land Size:** 449 sqm approx



**5 Sussex St PASCOE VALE SOUTH 3044 (REI)**

Agent Comments



**Price:** \$965,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 590 sqm approx



**299 Ohea St PASCOE VALE SOUTH 3044 (REI/VG)**

Agent Comments



**Price:** \$950,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 523 sqm approx

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