

# 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 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 \$750,000 & \$800,000

### Median sale price

Median price \$640,000 Property Type Townhouse Suburb Pascoe Vale

Period - From 08/04/2023 to 07/04/2024 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	1/27 Dorset Rd PASCOE VALE 3044	\$855,000	21/10/2023
2	1/8 Fawkner Rd PASCOE VALE 3044	\$845,000	02/03/2024
3	5/13 Plymouth Av PASCOE VALE 3044	\$725,000	02/03/2024

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:

08/04/2024 11:15

Peter Leahy  
03 9350 5588  
0402 10 11 12  
peter@peterleahy.com.au



3   1   1

**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median Townhouse Price**  
08/04/2023 - 07/04/2024: \$640,000

## Comparable Properties



**1/27 Dorset Rd PASCOE VALE 3044 (REI)**

**Agent Comments**

3   1   2

**Price:** \$855,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** Townhouse (Res)



**1/8 Fawkner Rd PASCOE VALE 3044 (REI)**

**Agent Comments**

3   1   2

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 02/03/2024  
**Property Type:** Townhouse (Single)



**5/13 Plymouth Av PASCOE VALE 3044 (REI)**

**Agent Comments**

3   1   1

**Price:** \$725,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** Townhouse (Res)

**Account - Peter Leahy Real Estate** | P: 03 9350 5588 | F: 03 9350 6688