

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 35 West Gate Street, Pascoe Vale South Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,650,000 & \$1,795,000

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	77 Shaftsbury St COBURG 3058	\$1,730,000	11/07/2023
2	10 Mckeon Av PASCOE VALE SOUTH 3044	\$1,640,000	12/08/2023
3	29 Hazel Gr PASCOE VALE 3044	\$1,570,000	29/05/2023

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.~~

This Statement of Information was prepared on: 19/10/2023 11:22



Property Type: House
Land Size: 847 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,795,000

Median House Price
September quarter 2023: \$1,200,000

Comparable Properties



77 Shaftsbury St COBURG 3058 (REI/VG)

Agent Comments



Similar type of home and block

Price: \$1,730,000
Method: Private Sale
Date: 11/07/2023
Property Type: House (Res)
Land Size: 724 sqm approx

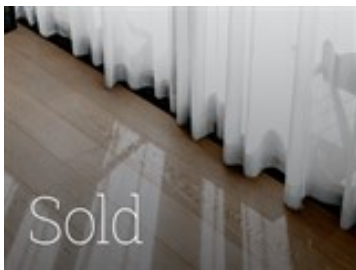


10 Mckean Av PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments



Price: \$1,640,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 533 sqm approx



29 Hazel Gr PASCOE VALE 3044 (REI)

Agent Comments



Price: \$1,570,000
Method: Private Sale
Date: 29/05/2023
Property Type: House