

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 36 Disraeli Grove, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,280,000 Property Type House Suburb Pascoe Vale South

Period - From 01/01/2024 to 31/03/2024 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	110 Bruce St COBURG 3058	\$1,350,000	18/05/2024
2	86 Royal Pde PASCOE VALE SOUTH 3044	\$1,342,000	17/05/2024
3	31 Woodlands Av PASCOE VALE SOUTH 3044	\$1,270,000	18/05/2024

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: 31/05/2024 17:26



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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2024: \$1,280,000



3 2 2

Property Type: House (Res)

Land Size: 319 sqm approx

Agent Comments

Updated family home, 3 bedrooms, 2 bathrooms, beautiful outdoor area in the best pocket of Coonan's Hill .

Comparable Properties



110 Bruce St COBURG 3058 (REI)

3 2 2

Price: \$1,350,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Land Size: 403 sqm approx

Agent Comments

Great comparable, similar condition and accommodation in close proximity. Bruce slightly larger block size so slightly superior.



86 Royal Pde PASCOE VALE SOUTH 3044 (REI)

3 1 1

Price: \$1,342,000

Method: Sold Before Auction

Date: 17/05/2024

Property Type: House

Agent Comments

Great comparable as very similar condition and accommodation, similar size blocks in very close proximity.



31 Woodlands Av PASCOE VALE SOUTH 3044 (REI)

3 2 2

Price: \$1,270,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Agent Comments

Great comparable as recently sold in very close proximity, Woodlands however is slightly inferior as it is not as updated as Disraeli.

Account - Jellis Craig | P: 03 9379 2000



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