

# 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 Lansdowne 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 \$1,320,000 & \$1,420,000

### 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	27 Purches Av PASCOE VALE SOUTH 3044	\$1,425,000	12/10/2023
2	15 Ann St PASCOE VALE 3044	\$1,411,000	15/05/2023
3	349 Ohea St PASCOE VALE SOUTH 3044	\$1,350,000	03/06/2023

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 15:34



**Rooms:** 6

**Property Type:** House

**Land Size:** 578 sqm approx

[Agent Comments](#)

## Comparable Properties



**27 Purches Av PASCOE VALE SOUTH 3044 (REI)**

[Agent Comments](#)



**Price:** \$1,425,000

**Method:** Sold Before Auction

**Date:** 12/10/2023

**Property Type:** House (Res)



**15 Ann St PASCOE VALE 3044 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,411,000

**Method:** Private Sale

**Date:** 15/05/2023

**Property Type:** House (Res)

**Land Size:** 562 sqm approx



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

[Agent Comments](#)



**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** House (Res)

**Land Size:** 544 sqm approx