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									
Range betwee	\$1,320,000		&		\$1,420,000				
Median sale price									
Median price	\$1,200,000	Pro	operty Type	Hou	se		Suburb	Pascoe Vale South	
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress 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





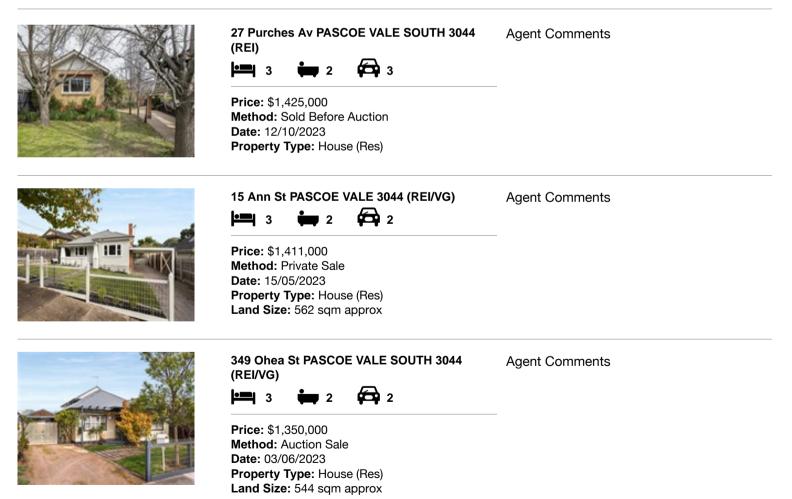




Rooms: 6 Property Type: House Land Size: 578 sqm approx Agent Comments Adrian Petrucelli 03 9989 9575 403 096 839 AdrianPetrucelli@jelliscraig.com.au

Indicative Selling Price \$1,320,000 - \$1,420,000 Median House Price September quarter 2023: \$1,200,000

Comparable Properties



Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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