

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 4 Kathleen Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$1,670,000 & \$1,800,000

Median sale price

Median price \$1,185,000 Property Type House Suburb Pascoe Vale South

Period - From 01/01/2023 to 31/12/2023 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	34 Dale Av PASCOE VALE 3044	\$1,800,000	09/09/2023
2	29 Woodlands Av PASCOE VALE SOUTH 3044	\$1,800,000	02/09/2023
3	21 Rainer St PASCOE VALE SOUTH 3044	\$1,645,000	10/10/2023

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: 25/01/2024 11:40



Property Type: House

Agent Comments

Fully renovated double story family home

Comparable Properties



34 Dale Av PASCOE VALE 3044 (REI/VG)



Agent Comments

Similar size inferior location

Price: \$1,800,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 510 sqm approx



29 Woodlands Av PASCOE VALE SOUTH 3044 (REI/VG)



Agent Comments

Superior renovation

Price: \$1,800,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 440 sqm approx



21 Rainer St PASCOE VALE SOUTH 3044 (REI)



Agent Comments

Larger land inferior renovation

Price: \$1,645,000

Method: Private Sale

Date: 10/10/2023

Property Type: House (Res)