## 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 Yorkshire Street, Pascoe Vale Vic 3044

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,050,000	Pro	operty Type	Hou	se		Suburb	Pascoe Vale
Period - From	01/10/2023	to	31/12/2023		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	34a Arndt Rd PASCOE VALE 3044	\$1,290,000	08/10/2023
2	155a Landells Rd PASCOE VALE 3044	\$1,207,000	20/09/2023
3	17 Flinders St COBURG 3058	\$1,200,000	28/10/2023

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:

29/02/2024 14:20







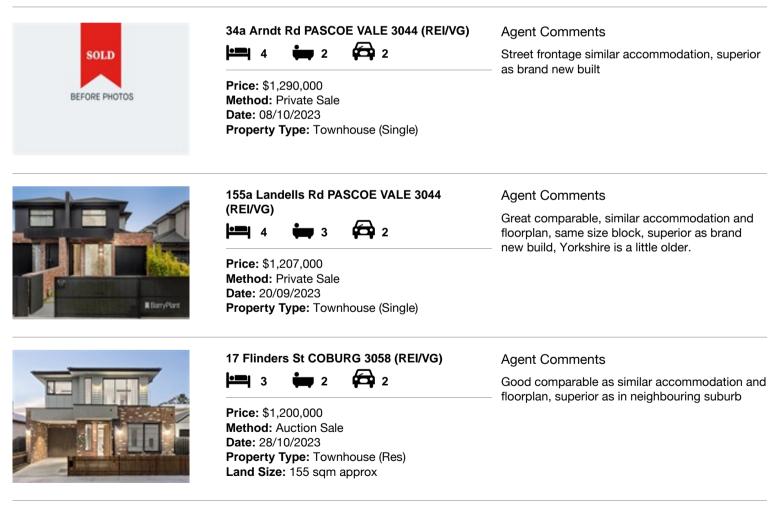
**–** 4 **–** 3 **–** 2

**Property Type:** House (Res) **Land Size:** 287 sqm approx Agent Comments Irene Androulidakis 9379 2000 0419 345 017 ireneandroulidakis@jelliscraig.com.au

> Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2023: \$1,050,000

2015 modern 4 bedroom townhouse, on 288sqm with separate office/studio, open plan living and established outdoor BBQ area.

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9379 2000



propertydata

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