

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 consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,050,000

Property Type House

Suburb Pascoe Vale

Period - From 01/10/2023

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	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

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

Comparable Properties



34a Arndt Rd PASCOE VALE 3044 (REI/VG)

4 2 2

Price: \$1,290,000

Method: Private Sale

Date: 08/10/2023

Property Type: Townhouse (Single)

Agent Comments

Street frontage similar accommodation, superior as brand new built



155a Landells Rd PASCOE VALE 3044 (REI/VG)

4 3 2

Price: \$1,207,000

Method: Private Sale

Date: 20/09/2023

Property Type: Townhouse (Single)

Agent Comments

Great comparable, similar accommodation and floorplan, same size block, superior as brand new build, Yorkshire is a little older.



17 Flinders St COBURG 3058 (REI/VG)

3 2 2

Price: \$1,200,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)

Land Size: 155 sqm approx

Agent Comments

Good comparable as similar accommodation and floorplan, superior as in neighbouring suburb