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	4 Zenith Street, Pascoe Vale Vic 3044
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,040,500	Pro	perty Type	House		Suburb	Pascoe Vale
Period - From	01/01/2024	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	27 Lincoln Av COBURG NORTH 3058	\$1,212,000	11/05/2024
2	83 Bolingbroke St PASCOE VALE 3044	\$1,140,000	13/04/2024
3	142 Essex St PASCOE VALE 3044	\$1,100,000	10/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/05/2024 14:37





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> **Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** March quarter 2024: \$1,040,500

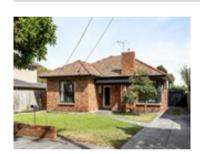


Rooms: 6

Property Type: House Land Size: 542 sqm approx

Agent Comments

Comparable Properties



27 Lincoln Av COBURG NORTH 3058 (REI)





Price: \$1,212,000 Method: Auction Sale Date: 11/05/2024

Property Type: House (Res) Land Size: 603 sqm approx

Agent Comments



83 Bolingbroke St PASCOE VALE 3044 (REI)





Price: \$1,140,000 Method: Auction Sale Date: 13/04/2024

Property Type: House (Res) Land Size: 576 sqm approx

Agent Comments



142 Essex St PASCOE VALE 3044 (REI)





Price: \$1,100,000

Method: Sold Before Auction

Date: 10/04/2024

Property Type: House (Res) Land Size: 502 sqm approx

Agent Comments

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



