

# 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 Zenith Street, Pascoe Vale Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,040,500

Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/05/2024 14:37



3   2   2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 542 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000

**Median House Price**  
March quarter 2024: \$1,040,500

## Comparable Properties



27 Lincoln Av COBURG NORTH 3058 (REI)

Agent Comments

3   1   2

**Price:** \$1,212,000  
**Method:** Auction Sale  
**Date:** 11/05/2024  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx



83 Bolingbroke St PASCOE VALE 3044 (REI)

Agent Comments

3   1   2

**Price:** \$1,140,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** House (Res)  
**Land Size:** 576 sqm approx



142 Essex St PASCOE VALE 3044 (REI)

Agent Comments

3   1   2

**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 10/04/2024  
**Property Type:** House (Res)  
**Land Size:** 502 sqm approx