

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 42 Prendergast Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,202,500 Property Type House Suburb Pascoe Vale South

Period - From 01/04/2023 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	7 Lothair St PASCOE VALE SOUTH 3044	\$1,050,000	02/03/2024
2	50 Ellenvale Av PASCOE VALE SOUTH 3044	\$990,000	10/05/2024
3	6 Kevin St PASCOE VALE 3044	\$936,000	04/05/2024

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: 16/05/2024 14:19



Property Type: House (Res)

Land Size: 315 sqm approx

Agent Comments

Weatherboard 2 bedroom home in an awesome spot in Coonans Hill, 315 sqm block with huge potential to renovate and enlarge the home.

Comparable Properties



7 Lothair St PASCOE VALE SOUTH 3044 (REI/VG)



Price: \$1,050,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 343 sqm approx

Agent Comments

Great comparable as in very close proximity, similar size home and allotment... Lothair however superior in condition.



50 Ellenvale Av PASCOE VALE SOUTH 3044 (REI)



Price: \$990,000

Method: Auction Sale

Date: 10/05/2024

Property Type: House (Res)

Agent Comments

Great comparable and in close proximity, very similar condition however Ellenvale is slightly bigger allotment.



6 Kevin St PASCOE VALE 3044 (REI)



Price: \$936,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 432 sqm approx

Agent Comments

Good comparable as both are very similar condition, however Prendergast is superior in location.