

# 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 459 Moreland Road, Pascoe Vale South 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 \$800,000 & \$880,000

### Median sale price

Median price \$1,190,000 Property Type House Suburb Pascoe Vale South

Period - From 25/10/2022 to 24/10/2023 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	68 Coonans Rd PASCOE VALE SOUTH 3044	\$872,500	03/05/2023
2	83 Coonans Rd PASCOE VALE SOUTH 3044	\$835,000	27/06/2023
3	45 Ward Gr PASCOE VALE SOUTH 3044	\$830,000	27/09/2023

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: 25/10/2023 10:45