

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 5/115-117 Landells Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$650,000 Property Type Townhouse Suburb Pascoe Vale

Period - From 10/05/2023 to 09/05/2024 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	2/165 Boundary Rd PASCOE VALE 3044	\$659,000	21/03/2024
2	31/22-26 Pascoe St PASCOE VALE 3044	\$625,000	08/03/2024
3	9/4-6 Heath St PASCOE VALE 3044	\$620,000	09/03/2024

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: 10/05/2024 17:02

5/115-117 Landells Road, Pascoe Vale Vic 3044



Property Type:
Agent Comments

Indicative Selling Price
\$620,000 - \$670,000
Median Townhouse Price
10/05/2023 - 09/05/2024: \$650,000

Comparable Properties



2/165 Boundary Rd PASCOE VALE 3044 (REI) Agent Comments



Price: \$659,000
Method: Private Sale
Date: 21/03/2024
Property Type: Unit



31/22-26 Pascoe St PASCOE VALE 3044 (REI) Agent Comments



Price: \$625,000
Method: Private Sale
Date: 08/03/2024
Property Type: Townhouse (Single)



9/4-6 Heath St PASCOE VALE 3044 (REI) Agent Comments



Price: \$620,000
Method: Sold Before Auction
Date: 09/03/2024
Property Type: Townhouse (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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