

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 5/53 Danin Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/10/2023 to 31/12/2023 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	13/35-37 Alpine Gr PASCOE VALE 3044	\$660,000	11/11/2023
2	3/6 Bristol Rd PASCOE VALE 3044	\$617,000	07/09/2023
3	3/31 Devon Rd PASCOE VALE 3044	\$600,000	27/01/2024

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: 07/02/2024 09:05

5/53 Danin Street, Pascoe Vale Vic 3044



Adrian Petrucelli
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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2023: \$655,000



Property Type:

Flat/Unit/Apartment (Res)

Land Size: 126 sqm approx

Agent Comments

Comparable Properties



13/35-37 Alpine Gr PASCOE VALE 3044 (REI)

Agent Comments



Price: \$660,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Townhouse (Res)

Land Size: 198 sqm approx



3/6 Bristol Rd PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$617,000

Method: Private Sale

Date: 07/09/2023

Property Type: Townhouse (Single)



3/31 Devon Rd PASCOE VALE 3044 (REI)

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 27/01/2024

Property Type: Townhouse (Res)

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



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