# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/55 Warwick Road, Pascoe Vale Vic 3044

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$520,000		&		\$570,000				
Median sale price									
Median price	\$635,000	Pro	operty Type	Unit			Suburb	Pascoe Vale	
Period - From	01/01/2025	to	31/03/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4/58 View St PASCOE VALE 3044	\$565,000	27/03/2025
2	4/113 Landells Rd PASCOE VALE 3044	\$570,000	19/03/2025
3			

OR

**B**<sup>\*</sup> 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:

27/05/2025 09:14



5/55 Warwick Road, Pascoe Vale Vic 3044



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Property Type: Townhouse Agent Comments Indicative Selling Price \$520,000 - \$570,000 Median Unit Price March quarter 2025: \$635,000

# **Comparable Properties**

4/58 View St PASCOE VALE 3044 (REI/VG) 2 1 2 2 Price: \$565,000 Method: Private Sale Date: 27/03/2025 Property Type: Townhouse (Single) Land Size: 96 sqm approx	Agent Comments
4/113 Landells Rd PASCOE VALE 3044 (REI/VG) 2 1 1 1 1 Price: \$570,000 Method: Sold Before Auction Date: 19/03/2025 Property Type: Townhouse (Res)	Agent Comments

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.

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



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