

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 Douglas Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/07/2022 to 30/06/2023 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	2/11 Plymouth Av PASCOE VALE 3044	\$633,000	06/09/2023
2	5/38 Grevillia Rd OAK PARK 3046	\$560,000	13/09/2023
3	1/11 Callander Rd PASCOE VALE 3044	\$520,000	05/09/2023

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: 21/09/2023 10:59



Rooms: 4

Property Type: Unit

Land Size: 202 sqm approx

Agent Comments

Neat & tidy villa unit offering 2 bed, 1 bath, 1 car & no OC.

Comparable Properties



2/11 Plymouth Av PASCOE VALE 3044 (REI)



Agent Comments

Larger internally.

Price: \$633,000

Method: Sold Before Auction

Date: 06/09/2023

Property Type: Townhouse (Res)



5/38 Grevillia Rd OAK PARK 3046 (REI)



Agent Comments

Located in a bigger complex.

Price: \$560,000

Method: Sold Before Auction

Date: 13/09/2023

Property Type: Unit



1/11 Callander Rd PASCOE VALE 3044 (REI)



Agent Comments

In more original condition.

Price: \$520,000

Method: Sold Before Auction

Date: 05/09/2023

Property Type: Villa