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 | 5 Douglas Street, Pascoe Vale Vic 3044 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

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

Median sale price

| Median price | \$630,000 | Pro | perty Type | Jnit | | Suburb | Pascoe Vale |
|---------------|------------|-----|------------|------|-------|--------|-------------|
| Period - From | 01/07/2022 | to | 30/06/2023 | Sc | ource | 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

| Add | dress 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 comparableproperties 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 |
|--|------------------|
|--|------------------|





John Morello 8378 0500 0412 088 757 johnmorello@jelliscraig.com.au

Indicative Selling Price \$550,000 - \$590,000 Median Unit Price

jonnmoreiio@jeiiiscraig.com.au

Indicative Selling Price

Year ending June 2023: \$630,000



2 (1 (2)

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)

— 2





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)

•=







Price: \$560,000

Method: Sold Before Auction

Date: 13/09/2023 Property Type: Unit Agent Comments

Located in a bigger complex.



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

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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