

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 Surrey Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,050,000 Property Type House 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	135 Sussex St PASCOE VALE 3044	\$935,000	02/02/2024
2	4 Karadoc Av PASCOE VALE 3044	\$872,000	15/12/2023
3	4 Wonga Av PASCOE VALE 3044	\$830,000	19/12/2023

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:

13/02/2024 21:01



Rooms: 4

Property Type: House

Land Size: 535 sqm approx

Agent Comments

Original weatherboard home on 535sqm in great location, 15m approx. x 35m approx. home is in liveable condition. 2 bedrooms main bathroom separate dining to kitchen and formal room.

Comparable Properties



135 Sussex St PASCOE VALE 3044 (REI)



Price: \$935,000

Method: Private Sale

Date: 02/02/2024

Property Type: House

Land Size: 648 sqm approx

Agent Comments

Great comparable as in very close proximity, superior in accommodation as an extra bedroom and brick however Surrey is not a main road like Sussex. Very similar condition



4 Karadoc Av PASCOE VALE 3044 (REI)



Price: \$872,000

Method: Sold Before Auction

Date: 15/12/2023

Property Type: House (Res)

Agent Comments

Good comparable as very similar accommodation and size allotment, both weatherboard same era built.



4 Wonga Av PASCOE VALE 3044 (REI)



Price: \$830,000

Method: Private Sale

Date: 19/12/2023

Property Type: House

Land Size: 465 sqm approx

Agent Comments

Great comparable, very close proximity, similar condition and accommodation, Surrey is slightly bigger allotment so superior.