Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

54 Pascoe Vale Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,586,250	Pro	perty Type	House		Suburb	Moonee Ponds
Period - From	01/01/2023	to	31/03/2023		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	114 Epsom Rd ASCOT VALE 3032	\$1,145,000	23/03/2023
2	34 Epsom Rd ASCOT VALE 3032	\$1,050,000	28/05/2023
3	2/156 Dean St MOONEE PONDS 3039	\$985,000	08/03/2023

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:	16/06/2023 11:36





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

> **Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price**

March quarter 2023: \$1,586,250

Property Type: House **Agent Comments**



Side-by-side brick single front 3 bedroom 1 bathroom home and single car garage

Comparable Properties



114 Epsom Rd ASCOT VALE 3032 (REI/VG)





Price: \$1,145,000 Method: Private Sale Date: 23/03/2023 Property Type: House Land Size: 343 sqm approx Agent Comments

Fully renovated weatherboard single front with same accom plus double car garage on larger land. In neighbouring suburb



34 Epsom Rd ASCOT VALE 3032 (REI)





Price: \$1,050,000 Method: Private Sale Date: 28/05/2023

Property Type: House (Res)

Agent Comments

Updated weather board single front with same accom no off street parking on a main road in

neighbouring suburb



2/156 Dean St MOONEE PONDS 3039 (REI)





Price: \$985.000 Method: Private Sale Date: 08/03/2023

Property Type: House (Res)

Agent Comments

Updated brick side by side with same accom on a main road

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





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