

54 Prospect Street, Pascoe Vale Vic 3044



4 Bed 2 Bath 5 Car
Property Type: House (Res)
Land Size: 673 sqm approx
Indicative Selling Price
 \$1,900,000 - \$2,090,000
Median House Price
 Year ending December 2023:
 \$1,121,250

Comparable Properties



13 West Gate Street, Pascoe Vale South 3044 (REI/VG)
5 Bed 2 Bath 4 Car
Price: \$2,080,000
Method: Sold Before Auction
Date: 04/10/2023
Property Type: House (Res)
Land Size: 788 sqm approx
Agent Comments: More modern construction. Larger land size with pool.



32 Glenview Road, Strathmore 3041 (REI/VG)
3 Bed 1 Bath 2 Car
Price: \$1,980,000
Method: Sold Before Auction
Date: 05/10/2023
Property Type: House (Res)
Land Size: 790 sqm approx
Agent Comments: Brick home on larger land size, dated internally. Inferior accommodation.



260 Napier Street, Strathmore 3041 (REI/VG)
3 Bed 2 Bath 2 Car
Price: \$1,902,500
Method: Private Sale
Date: 16/12/2023
Property Type: House
Land Size: 650 sqm approx
Agent Comments: Comparable land size, updated and extended home. Located on a busier Rd, inferior accommodation.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

54 Prospect Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,121,250 House x Suburb Pascoe Vale

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales

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
13 Westgate Street, PASCOE VALE SOUTH 3044	\$2,080,000	04/10/2023
32 Glenview Road, STRATHMORE 3041	\$1,980,000	05/10/2023
260 Napier Street, STRATHMORE 3041	\$1,902,500	16/12/2023

This Statement of Information was prepared on:

26/02/2024 12:00