

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 584 Bell Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$900,000 & \$980,000

Median sale price

Median price \$1,185,000 Property Type House Suburb Pascoe Vale South

Period - From 01/10/2022 to 30/09/2023 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	5 Sussex St PASCOE VALE SOUTH 3044	\$965,000	16/09/2023
2	299 Ohea St PASCOE VALE SOUTH 3044	\$950,000	02/09/2023
3	146 Essex St PASCOE VALE 3044	\$900,000	23/09/2023

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.~~

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Indicative Selling Price

\$900,000 - \$980,000

Median House Price

Year ending September 2023: \$1,185,000



3 1 2

Property Type: House

Land Size: 868 sqm approx

Agent Comments

Comparable Properties



5 Sussex St PASCOE VALE SOUTH 3044 (REI) **Agent Comments**

3 1 1

Price: \$965,000

Method: Auction Sale

Date: 16/09/2023

Rooms: 5

Property Type: House (Res)

Land Size: 590 sqm approx



299 Ohea St PASCOE VALE SOUTH 3044 (REI/VG) **Agent Comments**

3 1 1

Price: \$950,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 523 sqm approx



146 Essex St PASCOE VALE 3044 (REI) **Agent Comments**

3 1 3

Price: \$900,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 530 sqm approx

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