

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 59 Springhall Parade, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Pascoe Vale South

Period - From 01/07/2023 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	27 Purches Av PASCOE VALE SOUTH 3044	\$1,425,000	12/10/2023
2	167 Melville Rd PASCOE VALE SOUTH 3044	\$1,310,000	14/10/2023
3	74 Balmoral Av PASCOE VALE SOUTH 3044	\$1,290,000	09/09/2023

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.~~

This Statement of Information was prepared on: 01/11/2023 19:17



Rooms: 5

Property Type: House

Land Size: 531 sqm approx

Agent Comments

Weatherboard 3 bedroom home plus separate living, open plan kitchen and dining, updated kitchen and central bathroom on 531sqm allotment in the best pocket of Pascoe Vale South.

Comparable Properties



27 Purches Av PASCOE VALE SOUTH 3044 (REI)



Price: \$1,425,000

Method: Sold Before Auction

Date: 12/10/2023

Property Type: House (Res)

Agent Comments

Great comparable as in close proximity and same size allotment, Purches Av is superior in condition and plus an extra bathroom.



167 Melville Rd PASCOE VALE SOUTH 3044 (REI)



Price: \$1,310,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Agent Comments

Excellent comparable as both in very similar condition plus same size block, in close proximity, Springhall is however in better location as not on the main road.



74 Balmoral Av PASCOE VALE SOUTH 3044 (REI)



Price: \$1,290,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 568 sqm approx

Agent Comments

Great comparable, very similar homes, in location and accommodation, Springhall slightly more conventional floorplan.