Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

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	Pro	perty 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

7,01	aress of comparable property	1 1100	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



Date of sale



Irene Androulidakis 9379 2000 0419 345 017 ireneandroulidakis@jelliscraig.com.au

> **Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median House Price** September quarter 2023: \$1,200,000



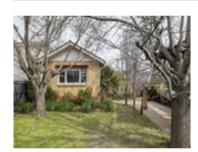
Rooms: 5

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)

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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)

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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.

Account - Jellis Craig | P: 03 9379 2000



