

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 6/22-26 Pascoe Sts, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$592,500 Property Type Townhouse Suburb Pascoe Vale South

Period - From 01/02/2023 to 31/01/2024 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	2/9 Newton St GLENROY 3046	\$665,000	20/01/2024
2	3/6 Bristol Rd PASCOE VALE 3044	\$617,000	07/09/2023
3	3/10 albert St OAK PARK 3046	\$610,000	20/11/2023

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: 01/02/2024 11:13



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Townhouse Price

01/02/2023 - 31/01/2024: \$592,500

Comparable Properties



2/9 Newton St GLENROY 3046 (REI)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 20/01/2024

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 133 sqm approx



3/6 Bristol Rd PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$617,000

Method: Private Sale

Date: 07/09/2023

Property Type: Townhouse (Single)



3/10 Albert St OAK PARK 3046 (REI/VG)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 20/11/2023

Property Type: Townhouse (Single)

Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586



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