

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 617 Bell Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Pascoe Vale South

Period - From 01/01/2023 to 31/03/2023 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.

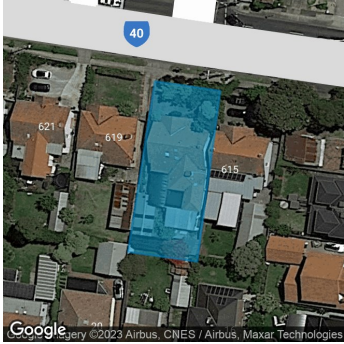
	Address of comparable property	Price	Date of sale
1	68 Coonans Rd PASCOE VALE SOUTH 3044	\$872,500	03/05/2023
2	207 Bell St COBURG 3058	\$845,000	17/06/2023
3	545 Pascoe Vale Rd PASCOE VALE 3044	\$840,000	14/04/2023

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:

27/06/2023 13:09



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Property Type: House (Previously Occupied - Detached)
Land Size: 595 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 March quarter 2023: \$1,050,000

Comparable Properties



68 Coonans Rd PASCOE VALE SOUTH 3044 (REI)

Agent Comments

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Price: \$872,500
Method: Private Sale
Date: 03/05/2023
Property Type: House
Land Size: 453 sqm approx



207 Bell St COBURG 3058 (REI)

Agent Comments

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  3

Price: \$845,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 408 sqm approx



545 Pascoe Vale Rd PASCOE VALE 3044 (REI/VG)

Agent Comments

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Price: \$840,000
Method: Private Sale
Date: 14/04/2023
Property Type: House
Land Size: 445 sqm approx

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