# 7 Bristol Road, Pascoe Vale Vic 3044



3 Bed 1 Bath 2 Car Property Type: House Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending December 2023: \$1,121,250

# **Comparable Properties**



#### 44 Snell Grove, Pascoe Vale 3044 (REI)

3 Bed 2 Bath 1 Car Price: \$1,240,000 Method: Auction Sale Date: 16/12/2023

**Property Type:** House (Res) **Land size:** 991 sqm approx

**Agent Comments:** Brick home in original condition.



#### 10 Quick Street, Pascoe Vale 3044 (REI/VG)

2 Bed 2 Bath 5 Car Price: \$1,235,000 Method: Private Sale Date: 16/12/2023 Property Type: House Land size: 964 sqm approx

Agent Comments: Weatherboard home, dated however

good condition with renovated bathroom.



#### 69 Park Street, Pascoe Vale 3044 (REI)

**4 Bed 1 Bath 2 Car Price:** \$1,190,000

Method: Sold Before Auction

Date: 23/02/2024

**Property Type:** House (Res) **Land Size:** 834 sqm approx

**Agent Comments:** Unrenovated home in original

condition.

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

	Pro	pertv	offered	for	sale
--	-----	-------	---------	-----	------

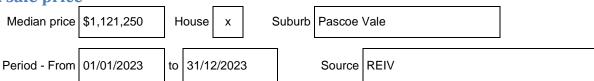
Address	
Including suburb or	7 Bristol Road, Pascoe Vale Vic 3044
locality and postcode	

## **Indicative selling price**

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

Range between	\$1,200,000	&	\$1,300,000

#### Median sale price



#### **Comparable property sales**

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
44 Snell Grove, PASCOE VALE 3044	\$1,240,000	16/12/2023
10 Quick Street, PASCOE VALE 3044	\$1,235,000	16/12/2023
69 Park Street, PASCOE VALE 3044	\$1,190,000	23/02/2024

This Statement of Information was prepared on: 08/03/2024 20:45

