

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

7 Lothair Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$940,000 & \$1,000,000

Median sale price

Median price \$1,220,000 Property Type House Suburb Pascoe Vale South

Period - From 01/10/2023 to 31/12/2023 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	15 Lothair St PASCOE VALE SOUTH 3044	\$1,075,000	05/09/2023
2	33 Brentwood Av PASCOE VALE SOUTH 3044	\$1,045,000	15/11/2023
3	298 Moreland Rd BRUNSWICK 3056	\$935,000	04/12/2023

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:

30/01/2024 10:55



3 1 2

Rooms: 5
Property Type: House
Land Size: 341 sqm approx
Agent Comments

Indicative Selling Price
\$940,000 - \$1,000,000
Median House Price
December quarter 2023: \$1,220,000

Comparable Properties



15 Lothair St PASCOE VALE SOUTH 3044
(REI/VG)

Agent Comments

3 1 2

Price: \$1,075,000
Method: Private Sale
Date: 05/09/2023
Property Type: House
Land Size: 457 sqm approx



33 Brentwood Av PASCOE VALE SOUTH 3044
(REI)

Agent Comments

3 1 1

Price: \$1,045,000
Method: Private Sale
Date: 15/11/2023
Property Type: House



298 Moreland Rd BRUNSWICK 3056 (REI)

Agent Comments

3 1 2

Price: \$935,000
Method: Sold Before Auction
Date: 04/12/2023
Property Type: House (Res)
Land Size: 476 sqm approx