## 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 betweer	\$940,000		&		\$1,000,000					
Median sale p	an sale price									
Median price	\$1,220,000	Pro	operty Type	Hou	se		Suburb	Pascoe Vale South		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress 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





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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)



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 Agent Comments (REI)

Agent Comments

Agent Comments



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

298 Moreland Rd BRUNSWICK 3056 (REI)



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

#### Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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